07/18/89:321.cb:2049-C

SW of Race Rd. Extd.,

800 Race Road

Petitioners

protestants.

general welfare.

6th Councilmanic

SW c/1 Golden Ring Rd.

15th Election District

Leonard A. Kraus, et ux.

PETITION FOR ZONING VARIANCE

IN RE:

BEFORE THE

* * * * * * * *

FINDINGS OF FACT AND

CONCLUSIONS C LAW

The Patitioner herein requests a variance from Sections

Petitioner, Leonard A. Kraus, was present, represented

The evidence and testimony produced by the Petitioner

J. FINLEY RANSONE & ASSOCIATES

REGISTERED LAND SURVEYORS

P.D. Box 10160

21285-0160

666-744B

TOWSON, MARYLAND

Ransone of J. Finley Ransone & Associates, Registered Land Sur-

veyors, who qualified as an expert witness. There were no

and the Petitioner's witnesses, all of which was uncontradicted,

tends to indicate that the requested variance is supported by

competent evidence indicating that the requirements of Section

307 of the B.C.Z.R. have been fulfilled and that the subject

variance would not adversely affect the public health, safety and

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No.: 89-374-A

of the property located at

800 RACE ROAD

15th Election District Baltimore County, Maryland

Beginning for the same at a point on Race Road Extended. said point being Southwesterly 561 feet more or less from the intersection of the centerline Golden Ring Road with the centerline of Race Road Extended, thence running and binding on the outlines of the property of the petitioners herein the nine courses and distances viz:

1) South 29 degrees 37 minutes 12 seconds West, 222.89 feet: 2) South 33 degrees 24 minutes 12 seconds West, 142.32 feet; 3) Thence a curve with a radius of 6131.20 feet with a length of 477.47 feet, chord bearing being South 65 degrees 49 minutes 26 seconds West, 477.33 feet;

4) North 58 degrees 39 minutes 10 seconds West 85.81 feet; 5) North 12 degrees 09 minutes 40 seconds West, 191.42 feet; 6) North 47 degrees 41 minutes 20 seconds East, 307.02 feet: 7) North 84 degrees 01 minutes 26 seconds East, 299.92 feet: 8) North 18 degrees 47 minutes 50 seconds East, 110.19 feet;

9) South 69 degrees 33 minutes 02 seconds East, 188.64 feet; to the place of beginning

Containing 4.300 acres of land more or less

The improvements being known as 800 Race Road Extended

07/18/89:321.cb:2049-C

Pursuant to the advertising, posting of property, and public hearing held, the Petitioner having met the burden of showing that a practical difficulty or undue hardship would result if the variance were not granted, the variance should be granted.

THEREFORE, IT IS CROERED by the Zoning Commissioner of Baltimore County, this & day of JULY , 1989, that the Petition for Variance for a distance between buildings of fifty (50) feet in lieu of the required sixty (60) feet (thirty (30) foot side yard for each of two (2) buildings) be and is hereby GRANTED from and after the date of this Order.

> Robert Haines, /Zoning Commissioner of Baltimore County

- 2 -

Bette-Please get COVAHEY & BOOZER, P. A.

ANNEX OFFICE

BALTIMORE AVE.

SUITE 101

828-5525

ATTORNEYS AT LAW 614 BOSLEY AVENUE TOWSON, MARYLAND 21204 AREA CODE 301 828-9441

FAX 301-296-2131 Tuly 19, 1989

J. Robert Haines Zoning Commissioner of Baltimore County 111 West Chesapeake Avenue County Office Building, Room 109

REA CODE 301

Towson, Maryland 21204 RE: PETITION FOR ZONING VARIANCE 800 RACE ROAD PETITIONER: LEONARD A. KRAUS, ET UX.

Dear Mr. Haines:

EDWARD C. COVAHEY, JR

F. VERNON BOOZER

ANTHONY J. DIPAULA

MARK S. DEVAN

I finally received word that additional landscaping and a landscaping plan are not necessary with respect to the above case. Enclosed please find a letter from J. Finley Ransone & Associates requesting the waiver, as well as confirmation of same from the Office of Planning and Zoning.

Therefore, I hope you do not mind that I have omitted that portion of your decision from the enclosed Order. As I recall, you were going to grant the Variance subject to meeting whatever landscaping requirements imposed by the Office of Planning and Zoning. Since all such requirements have now been waived, I saw no reason to include any such provision in the Order.

Should there be any problem, or should you require any changes, please do not hesitate to call and I will promptly amend the Order to meet your requirements.

> Very truly yours, Anthony J. DiPaula

AJD/cab 18 cb.10 Enclosure

cc: J. Finley Ransone Mr. Leonard Kraus

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owne (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 Sections 255.1 and 238.2 to permit a distance between buildings of 50 feet in lieu of the required 60 feet (30 sideyard for each building). of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The variance is meessary to be able to utilize the property at an integrated storage and warehouse facility, without creating additional runoff and water management problems due to extra paving, and while avoiding a utility easement running through the property.

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 Bo-138-A
Baltimore County adopted pursuant to the Zoning Law For Baltimore County,

I/We do solemnly declare and affirm, 9,080 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): Leonard A. Kraus (Type or Print Name) (Type or Print Name) Teonardo Vine 1 Ruth N. Kraus (Type or Print Name) Attorney for Petitio..er: 10901 Juniper Road Kingsville, Maryland 21087 Phone No. Mumany 614 Bosley Avenue Name, address and phone number of legal owner, contract purchaser or representative to be contacted F. Vernon Boozer

Name 614 Bosley Avenue, Towson, Md. 21204 828-9441 ORDERED By The Zoning Commissioner of Baltimore County, this 19 X I, that the subject matter of this petition be advertised, as by the Zoning Aaw 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 104, County Office Buildir

July 10.1989

J. FINLEY RANS LE & ASSOCIATES REGISTERED LAND SURVEYORS P.D. Box 10160

TOWSON, MARYLAND 21285-0160

666-7448

Mr. Avery Harden Landscape Planner Baltimore County Office of Planning & Zoning

Ref: Leonard Kraus Zoning Petition No. 89-374-A

A waiver of a landscape plan is being requested on the Leonard Kraus property, also known as 800 Race Road, as per our meeting on July 7, 1989. Our waiver request is based on the following criteria: 1) Property is located entirely within an industrial zone

and surrounded by industrial property. 2) It is located at the end of an existing street and will have no impact on the public street. 3) There is sufficient landscaping on the property.

Should you have any further questions concerning this property, please don't hesitate to contact me. Sincerely Yours,

J. Finley Ransone, RLS

cc:Mr. Leonard Kraus Mr. Anthony J. DiPaula, Esq. Mr. J. Robert Haines, Esq. / Zoning Commissioner



ZONING OFFICE

Baltimore County Zoning Commissiones Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines
Zoning Commissioner

July 25, 1989

Anthony J. DiPaula, Esquire Covahey & Boozer 614 Bosley Avenue Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE SW/S Race Road Extended, 561' SW of the c/l of Golden Ring Road 15th Election District - 6th Councilmanic District Leonard A. Kraus, et ux - Petitioners Case No. 89-374-A

Dear Mr. DiPaula:

JRH:bjs

YRANSONE & ASSOC. TEL No.301-666-0373

cc: People's Counsel

Enclosed please find a cory of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Lobert Nains ROBERT HAINES Zoning Commissioner

for Baltimore County

Jul.17,89 17:09 P.02

J. FINLEY RANSONE & ASSOCIATES REGISTERED LAND SURVEYORS

P.D. Box 10160 TOWSON, MARYLAND 21285-0160

666-7448

Mr. Avery Harden Landscape Planner Baltimore County Office of Planning & Zoning

July 10.1989

Ref: Leonard Kraus Zoning Petition No. 89-374-A

Mr. Avery Harden: . A waiver of a landscape plan is being requested on the Leonard Kraus property, also known as 800 Race Road, as per our meeting on July 7, 1989. Our waiver request is based on the following criteria: 1) Proporty is located entirely within an industrial zone

and surrounded by industrial property. 2) It is located at the end of an existing street and will have no impact on the public street. 3) There is sufficient landscaping on the property.

Should you have any further questions concerning this property, please don't hesitate to contact me.

cc:Mr. Leonard Kraus

. Mr. Anthony J. DiPaula, Esq. Mr. J. Robert, Haines, Esq. Zoning Commissioner

> BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

of Additional Landscaping Not Required ☐ Modification of Landscape Requirements Approve D Plan Propagation by Landscape Architect Waived



Date of Posting 7/17/89 3/1/89 Petitioner: LEONAY & H. Kraus, of ux

Location of property: NW/S RECE Rd., The NW/Goldon Ring Rd.

ECO Rece Rd. Location of Signer Facing Rose Rd. Fitte, approx, 10' Fr. 100 dway,

On freparty of fet 1 10700

Remarks: Prestate - 107/84 - 108) Posted by MISkalyo Date of return: 3/3/89 5/76/89

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 7 ..., 1989 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 March 2 , 1989.

> NORTHEAST TIMES THE JEFFERSONIAN,

89-374-1

S. Zehe Online

P010444 reg M 25242

03/23/89:107.cb:2049-C

A! NOTICE OF HEARING

Petition for Zoning Variance Case number: 89-374-A SW of Race Rd. Extd., 561 SW of Golden Ring Road 800 Race Road

15th Election District 6th Councilmanic Petitioner(s): Leonard A. Kraus, et ux Hearing Date: Thursday, Mar. 18, 1989 at 9:00 a.m.

Variance: to pernit a distance between buildings of 50 ft. in lieu of the required 60 ft. (30 ft. side-yard for each huilding).

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

J. HOBERT HAINES

Zoning Commissioner of Baltimore County
Nul/3/052 Mar. 2.

ZONING OFFICE THE IN RE:

PETITION FOR ZONING VARIANCE SW of Race Rd. Extd. SW c/1 Golden Ring Rd. 800 Race Road 15th Election District 6th Councilmanic

ZONING COMMISSIONER OF BALTIMORE COUNTY Case No.: 89-374-A

Leonard A. Kraus, et ux. Petitioners

MOTION FOR CONTINUANCE

* * * * * * * *

Leonard A. Kraus, et ux., Petitioners, by F. Vernon Boozer, their attorney, move for a continuance of the hearing now scheduled for Thursday, March 16, 1989 at 9:00 a.m. and for reasons, state:

1. That the first notice of this hearing received by counsel or the parties was with the statement of costs sent March 8, 1989.

2. That with the normal procedures and the fact that this matter was not filed until January 11, 1989, a hearing date was not expected until mid-April or early-May at best.

3. That at the time of filing, it was requested that this matter be set on a Monday since counsel is a member of the State Senate and is in session until mid-April.

4. That counsel is unable to appear on the now scheduled date due to his legislative duties,

F. Vernon Boozer 614 Bosley Avenue Towson, Maryland 21204 (301) 828-9441

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

J. Robert Haines
Zoning Commissioner

Date: 5/25/89

r each set not

Date: 3/8/89

Mr. Leonard A. Kraus 10901 Juniper Road Kingsville, Maryland 21087

Re: Case Number: 89-394-A Hearing Date: 6/8/89 at 9:00 a.m. Dennis F. Rasmussen
County Executive

Dear Petitioner:

Please be advised that \$104.86* is due for advertising and posting of the above-referenced 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

BALTIMORE COUNTY, MARYLAND id post set(s), there OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

FOR: PA for 6/8/89hoaring 89-374-A oner of 8 035*****10466;a 2068F

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County

494-3353

J. Robert Haines

10910 Juniper Road

Dear Mr. & Mrs. Kraus:

returned.

Zoning Commissioner Office of Planning & Zoning

Mr. & Mrs. Leonard A. Kraus

Kingsville, Maryland 21087

800 Race Road

Re: Petition for Zoning Variance

CASE NUMBER: 89-374-A

your hearing is scheduled to begin.

SW of Race Rd. Extd., 561' SW c/l Golden Ring Road

HEARING SCHEDULED: THRUSDAY, MARCH 16, 1989 at 9:00 a.m.

Please be advised that 89.86 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing.

ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do <u>not</u> 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.

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

Please note that should you fail to return the sign and post set(s), there

' Very truly yours,

J. ROBERT HAINES

J. Robert Haines

Zoning Commissioner of Baltimore County

will be an additional \$25.00 added to the above fee for each set not

15th Election District - 6th Councilmanic

Petitioner(s): Leonard A. Kraus, et ux

Towson, Maryland 21204

Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353 J. Robert Haines Zoning Commissioner

April 28, 1989

NOTICE OF REASSIGNMENT



SW of Race Road, Extd., 561' SW c/l Golden Ring Road 800 Race Road 15th Election District - 6th Councilmanic Petitioner(s): L _nard A. Kraus, et ux

The above matter, originally scheduled to be heard on March 16, 1989, has been reassigned.

The hearing will now take place as follows:

THURSDAY, JUNE 8, 1989 at 9:00 a.m. BALTIMORE COUNTY OFFICE BUILDING 111 W. CHESAPEAKE AVENUE, ROOM 106 TOWSON, MARYLAND 21204

> ZONING COMMISSIONER BALTIMORE COUNTY

cc: Leonard A. Kraus, et ux F. Vernon Boozer, Esq.

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

J. Robert Haines

February 16, 1989



Zoning Act on the property ated at 111

be issued will, however, luring this received in the hearing.

Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353 J. Robert Haines Zening Ornaminus

March 15, 1989



F. Vernon Boozer, Esquire 614 Bosley Avenue Towson, Maryland 21204

> RE: Case #89-374 A Petition for Zoning Variance

Leonard A. Kraus, et ux, Petitioners

Dear Mr. Boozer:

This letter will serve to confirm the Request for a Continuance and the granting of same, to your secretary, regarding the above captioned case.

I will have my Docket Clerk reset the matter in for sometime in

JRH:mmn

FEITTIONER'S
EXHIBIT 2

COMPTS PLOT RECORDS PLAN	LANG CHITTEN DATA MAS DASS	APPLIC	CATION FOR PERM	
1 2 1 1	attent	BALTIMO	RE COUNTY MARY	YLAND MAGT BLOCK
TAX ACCOUNT NUMBER		OFFICE OF	F THE BUILDING ENG SON, MARYLAND 2120	SINEER I I '
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Mailing Address		,		CORYROL NO
TEMANT			511	
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3. ALTERATION 4. REPAIR		03. THREE AND FOUL		10. FENCE (LENGTH HEIGHT)
S. WRECKING SENTER NO	(MITTE DEDUCTED	04. FIVE OR MORE F	FAMILY KENTER NO UNITS	111 INDUSTRIAL STORAGE BUILDING
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	ST. 100	24. PROPOSED USE(S)		ـــا
MATERIAL & LABOR S		EXISTING USE(S)		
D. TYPE OF COM	AICTRICTION		NEW BUILDINGS, ADDITIONS AND ACTES	
_/		TYPE OF WATER S		E. RESIDENTIAL ONLY
<u> </u>	STRUCTURE STEEL	1. PUBLIC SYSTEM	EXISTS PROPOSED	SINGLE FAMILY UNITE
TYPE OF HEAT	TING FUEL	2. PRIVATE SYSTEM	EXISTS PROPOSED	1. TOTAL NO. OF BEDROOMS
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2.□OIL 4.[COAL	IS THERE AN INCIN	MERATOR	3. EFFICIENCY ING SEPARATE BEDROOMS
TYPE OF SEWAGE	E DISPOSAL	LE NO 2. TYES - WIT	TH AIR POLLUTION CONTROL	3. ONE BEDROOM
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F DIMENSIONS		<u> </u>		7. TOTAL NO. OF APARTMENTS
	WDER ROOMS BATHROOM	OMS KITCHENS	CODE AND APPROPR	LY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY RIATE STATE REGULATIONS WILL BE COMPLIED INTH WHITHER DRIVEN AND THE PROPERTY OF THE BALTIMORE WILL BE COMPLIED INTH WHITHER
BUILDING SIZE - LARGEST FLOOR AREA WID	OVERALL DIMENSIONS INC	CLUDING BASEMENT EIGHT STORIES	•	THE WILL RECORD ALL RECOURED MEDICALONED
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IMPROVEMENTS	BLCCK SECTION	LIBER FOLIO	BUREAU CA	
TOTAL	ILDINGS		PUBLIC MERVICES HEALTH DEPARTMENT	
[LOINGS		CONSTRUCTION PLANS REVIEW	
			BARR CHIEF	

	NOTICE OF HEARING
a i	The Zoning Commissioner of Baltimore County, by authority of the and Regulations of Baltimore County will hold a public hearing or dentified herein in Room 106 of the County Office Building, local Chesapeake Avenue in Towson, Maryland as follows:
	Petition for Zoning Variance CASE NUMBER: 89-374-A SW of Race Rd. Extd., 561' SW c/l Golden Ring Road 800 Race Road 15th Election District - 6th Councilmanic Petitioner(s): Leonard A. Kraus, et ux HEARING SCHEDULED: THRUSDAY, MARCH 16, 1989 at 9:00 a.m.
	Variance to permit a distance between buildings of 50 ft. in lieu of the 60 ft. (30 ft. sideyard for each building).
P ti	n the event that this Petition is granted, a building permit may ithin the thirty (30) day appeal period. The Zoning Commissioner ntertain any request for a stay of the issuance of said permit deriod for good cause shown. Such request must be in writing and his office by the date of the hearing set above or presented at the ROBERT HAINES oning Commissioner of altimore County
cc:	Leonard A. Kraus, et ux F. Vernon Boozer, Esq. File

x c: F. Vernon Boozer, Esq. File

Dennis F. Rasmussen

NO DEDICTE THE PARTY

THOM

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 494-3554

March 1, 1989

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, MD 21204 Dennis F. Rasmussen
County Executive

Dear Mr. Haines,

The Bureau of Traffic Engineering has no comments for items number 264, 277, 278, 280, 281, 282, 283, 284, 286, 287, 288, 292, 293, 294, 295

Very truly yours,

Michael S. Flanigan Traffic Engineer Assoc. II

ZONING OFFICE

12 8 ASSOC. TEL No.301-666-0373

Aug.23.88 14:48 P.02

Department of Environmental Protection & Resource Management County Courts Building 401 Bosley Avenue Towson, Maryland 21204 494-3733

Robert W. Sheesley

August 16, 1988

J. Finley Ransone & Associates P.O. Box 10610 Towson, Maryland 21285-0160

RE: RACE ROAD STORM WATER MANAGEMENT WAIVER REQUEST Gentlemen:

This office has reviewed the subject waiver request and it is approved under Section 2-150.3(c)2 of the Baltimore County Storm Water Management Policy and Design Manual.

Very truly yours,

Thomas K. Vindre for Robert W. Sheesley Director

cc: Mr. Jack Berger Mr. Rick Dills Mr. James Markle

RWS/RAW/pml-b

PETTIONER'S EXHIBIT _____

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500 Paul H. Reincke

Item No.: 287

Gentlemen:

J. Robert Haines, Zoning Commissioner Office of Planning & Zoning Baltimore County Office Building Towson, Maryland 21204

Re: Property Owner: Leonard A. Kraus

SW of Race Road Extended, 561' SW of the Dennis F. Rasmussen Location: centerline of Golden Ring Road

Zoning Agenda: Meeting of January 24, 1989

February 7, 1989

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 or ____ 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.

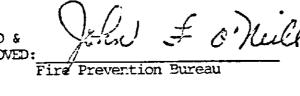
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(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 Safet; Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

Special Inspection Division



JA.K.~~ESSEX

301 574 8651 Aug 10.88 14:06 P.02

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

Ms. Linda Zinkham J. Findley Ransone & Assoc. P.O. Box 10160 Towson, Maryland 21204

August 5, 1988

RE: Building Permit No.C-1321-88 800 Race Road

15th. Election district

Dear : Ms. Zinkham,

The Zoning Office cannot . Prove the above referenced building permit application for the following reason(s):

Improper setbacks S. 102.1 (B.C.Z.R.)

Improper use Improper location Inspection of the property must be made Insufficient information on permit

REVISED PLANS (9 COPIES) MUST BE SUBHITTED TO COUNTER IN ROOM 1.0, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVENUE, TOKSON, MARYLAND. ALL PLANS MUST BE ACCOMPANIED BY A COVER LETTER LISTING THE REVISIONS AND REFERENCING THE PERMIT AND CONTROL NUMBER. REVISED PLANS HUST BE

SUBMITTED IN PERSON. A Zoning Variance would be required for a 50 ft. distance between buildings (60 ft. required).

If you have any further questions, you may contact me at 494-3391.

CM

cc: Zoning File Planning File

Mr. Leonard Kraus, P.O. Box 9672, Baltimore, Md. 21237

RECEIVED AUG 1 0 1988

PETITIONER'S
EXHIBIT 5

BATIMORE COUNTY, MARTAND

INTER-OFFICE CORRESPONDENCE

Date__March 14, 1989

J. Robert Haines TO Zoning Commissioner

Pat Keller, Deputy Director
FROM Office of Planning and Zoning Leonard A. Kraus

SUBJECT Zoning Petition No. 89-374-A

The Office of Planning and Zoning has no objection to the above petition. However, if approved:

• A landscape plan shall be reviewed and approved by the County Landscape Planner.

89-374-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 25th day of Jamuary , 19 89

Loonard A. Kraus Petitioner's F. Veram Booxer

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 3, 1989

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

Towson, MD 21204

Engine∉ring

Department of Traffic Engineering State Roads Commission Bureau of Fire Prevention

Health Department Project Planning **Building Department** Board of Education Zoning Administration Industrial

F. Vernon Boozer, Esquire 614 Bosley Avenue

> RE: Item No. 287, Case No. 89-374-A Petitioner: Leonard A. Kraus Petition for Zoning Variance

Dear Mr. Boozer:

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. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested

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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVEANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

Zoning Plans Advisory Committee

JED:jw Enclosures

cc: Mr. & Mrs. Leonard A. Kraus

