

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

IN RE: * BEFORE THE
PETITION FOR ZONING VARIANCE * ZONING COMMISSIONER
SW of Race Rd. Extd., * OF BALTIMORE COUNTY
800 Race Road *
15th Election District * Case No.: 89-374-A
6th Councilmanic *
Leonard A. Kraus, et ux.
Petitioners *

**FINDINGS OF FACT AND
CONCLUSIONS OF LAW**

The Petitioner herein requests a variance from Sections 255.1 and 238.2 to permit 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), pursuant to Section 307 of the Baltimore County Zoning Regulations.

Petitioner, Leonard A. Kraus, was present, represented by counsel, Anthony J. DiPaula, and supported by J. Finley Ransone of J. Finley Ransone & Associates, Registered Land Surveyors, who qualified as an expert witness. There were no protestants.

The evidence and testimony produced by the Petitioner 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 general welfare.

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 ORDERED by the Zoning Commissioner of Baltimore County, this 18th 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.

J. Robert Haines
J. Robert Haines,
Zoning Commissioner of
Baltimore County

- 2 -

ORDER RECEIVED FOR FILING
Date 7/19/89
By J. Robert Haines

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 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 necessary to be able to utilize the property as 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 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:
F. Vernon Booser
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 828-9441

Legal Owner(s):
Leonard A. Kraus
(Type or Print Name)
Signature
Ruth N. Kraus
(Type or Print Name)
Signature
10901 Juniper Road 391-8020
Address
Kingsville, Maryland 21087 Phone No.
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
F. Vernon Booser
Name
614 Bosley Avenue, Towson, Md. 21204 828-9441
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of January, 1989, 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 109, County Office Building in Towson, Baltimore County, on the 16th day of March, 1989, at 9 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

J. FINLEY RANSONE & ASSOCIATES
REGISTERED LAND SURVEYORS
P.O. BOX 10160
TOWSON, MARYLAND
21285-0160
666-7448

July 10, 1989
Mr. Avery Harden
Landscape Planner
Baltimore County
Office of Planning & Zoning

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

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) 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

RECEIVED
JUL 10 1989
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

July 25, 1989



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

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

Dear Mr. DiPaula:

Enclosed please find a copy 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,

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

JRH:bjs

cc: People's Counsel
File

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

Jul. 17, 89 17:09 P.02

J. FINLEY RANSONE & ASSOCIATES
REGISTERED LAND SURVEYORS
P.O. BOX 10160
TOWSON, MARYLAND
21285-0160
666-7448

July 10, 1989

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

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) 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
J. Finley Ransone, RLS
cc: Mr. Leonard Kraus
Mr. Anthony J. DiPaula, Esq.
Mr. J. Robert Haines, Esq.
Zoning Commissioner

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

☒ Additional Landscaping Not Required
☐ Modification of Landscape Requirements Approved
☐ Plan Preparation by Landscape Architect Waived
BY *Cheryl Harden*
DATE 7-13-89



J. FINLEY RANSONE & ASSOCIATES
REGISTERED LAND SURVEYORS
P.O. BOX 10160
TOWSON, MARYLAND
21285-0160
666-7448

ZONING DESCRIPTION
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;

Containing 4.300 acres of land more or less

The improvements being known as 800 Race Road Extended

EDWARD C. COVAHEY, JR.
F. VERNON BOOSER
MARK S. DEVAN
ANTHONY J. DIPAULA

COVAHEY & BOOSER, P. A.
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
828-9441
FAX 301-296-2131

July 19, 1989

J. Robert Haines
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
County Office Building, Room 109
Towson, Maryland 21204

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

Dear Mr. Haines:

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
Anthony J. DiPaula

AJD/cab
18' cb.10

Enclosure
cc: J. Finley Ransone
Mr. Leonard Kraus

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 4/17/89

Posted for: Leonard A. Kraus, et ux.

Petitioner: Leonard A. Kraus, et ux.

Location of property: SW of Race Rd., Ext., 561' SW c/l Golden Ring Rd., 15th Election District - 6th Councilmanic

Location of Sign: Along Race Rd. Ext., across 10' Eas. Roadway, on property of Baltimore County

Remarks: (Re: 89-374-A)

Posted by: [Signature] Date of return: 4/27/89

Number of Signs: 1

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

J. Robert Haines
Zoning Commissioner

Date: 3/25/89

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

Re: Case Number: 89-374-A
Hearing Date: 6/8/89 at 9:00 a.m.

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
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 068017

DATE: 6/8/89 ACCOUNT: R01-615-000

AMOUNT: \$ 104.86

RECEIVED FROM: Leonard A. Kraus, et ux.

FOR: Re: 89-374-A

B D 035*****10486**8 00000



Dennis F. Rasmussen
County Executive

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

CASE #1: 89-374-A
SW of Race Road, Ext., 561' SW c/l Golden Ring Road
800 Race Road
15th Election District - 6th Councilmanic
Petitioner(s): Leonard A. Kraus, et ux

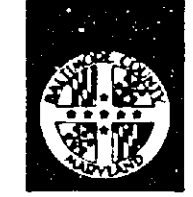
The above matter, originally scheduled to be heard on March 16, 1989, has been reassigned.

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

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY

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



Dennis F. Rasmussen
County Executive

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

J. Robert Haines
Zoning Commissioner

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

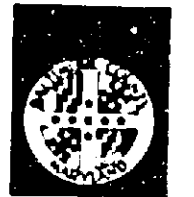
Dear Mr. Boozer:

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 May, 1989.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm



Dennis F. Rasmussen
County Executive

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 3, 1989.

NORTHEAST TIMES
THE JEFFERSONIAN,

S. Zake Olan
Publisher

PO10444
reg M 25042
price \$74.86 - both pages

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Board of Zoning Appeals, has ordered a public hearing on the property of the County Office Building, Room 106, at 111 W. Chesapeake Avenue in Towson, Maryland 21204, as follows:

Petition for Zoning Variance
Case Number: 89-374-A
SW of Race Rd. Ext., 561' SW c/l Golden Ring Road
800 Race Road
15th Election District
6th Councilmanic
Petitioner(s): Leonard A. Kraus, et ux
Hearing Date: Thursday, March 16, 1989 at 9:00 a.m.

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

It is further ordered that the hearing be held at the County Office Building, Room 106, at 111 W. Chesapeake Avenue in Towson, Maryland 21204, on Thursday, March 16, 1989 at 9:00 a.m.

Any person desiring to be heard at the hearing must appear in person or by counsel at the hearing. The hearing will be held at the County Office Building, Room 106, at 111 W. Chesapeake Avenue in Towson, Maryland 21204, on Thursday, March 16, 1989 at 9:00 a.m.

ROBERT HAINES
Zoning Commissioner of Baltimore County
MAY 1989 Mar 2

03/27/89:107.CB:2049-C

RECEIVED
MAR 14 1989

ZONING OFFICE

IN RE: PETITION FOR ZONING VARIANCE * ZONING COMMISSIONER
SW of Race Rd. Ext., * OF BALTIMORE COUNTY
SW c/l Golden Ring Rd. *
800 Race Road *
15th Election District * Case No.: 89-374-A
6th Councilmanic *
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: 3/5/89

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

Re: Petition for Zoning Variance
CASE NUMBER: 89-374-A
SW of Race Rd. Ext., 561' SW c/l Golden Ring Road
800 Race Road
15th Election District - 6th Councilmanic
Petitioner(s): Leonard A. Kraus, et ux
HEARING SCHEDULED: THURSDAY, MARCH 16, 1989 at 9:00 a.m.

Dear Mr. & Mrs. Kraus:

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. 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.

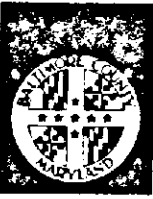
Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

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: F. Vernon Boozer, Esq.
File



Dennis F. Rasmussen
County Executive

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

J. Robert Haines
Zoning Commissioner

February 16, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-374-A
SW of Race Rd. Ext., 561' SW c/l Golden Ring Road
800 Race Road
15th Election District - 6th Councilmanic
Petitioner(s): Leonard A. Kraus, et ux
HEARING SCHEDULED: THURSDAY, MARCH 16, 1989 at 9:00 a.m.

Variance to permit a distance between buildings of 50 ft. in lieu of the required 60 ft. (30 ft. side yard for each building).

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

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

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



Dennis F. Rasmussen
County Executive

PETITIONER'S EXHIBIT 2

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

Building Address: 17378 BOWEN RD. G. PINEVILLE MD 21204

Owner's Name: 17378 BOWEN RD. G. PINEVILLE MD 21204

Mailing Address: 17378 BOWEN RD. G. PINEVILLE MD 21204

Trainer's Description: 17378 BOWEN RD. G. PINEVILLE MD 21204

A. TYPE OF IMPROVEMENT

1. ☒ NEW BUILDING CONSTRUCTION
2. ☐ ADDITION
3. ☐ ALTERATION
4. ☐ REPAIR
5. ☐ CHECKING ENTER NO. UNITS DEDUCTED
6. ☐ MOVING
7. ☐ OTHER

B. OWNERSHIP

1. ☒ PRIVATELY OWNED
2. ☐ PUBLICLY OWNED

C. TYPE OF USE

RESIDENTIAL
1. ☒ ONE FAMILY
2. ☐ TWO FAMILY
3. ☐ THREE AND FOUR FAMILY
4. ☐ FIVE OR MORE FAMILY ENTER NO. UNITS
5. ☐ SWIMMING POOL
6. ☐ GARAGE
7. ☐ OTHER

NON-RESIDENTIAL
8. ☐ ASSEMBLY, RECREATION, PLACE OF ASSEMBLY
9. ☐ CHURCH, OTHER RELIGIOUS BUILDING
10. ☐ FENCE LENGTH
11. ☐ INDUSTRIAL (STORAGE BUILDING)
12. ☐ WAREHOUSE
13. ☐ SERVICE STATION, REPAIR GARAGE
14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ☐ OFFICE, BANK, PROFESSIONAL
16. ☐ PUBLIC UTILITY
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ☐ BIGH
19. ☐ STORE
20. ☐ SPECIFY TYPE
21. ☐ SWIMMING POOL, HEALTH DEPT., APPR. REG.
22. ☐ TANK, TOWER
23. ☐ TRANSPORT HOTEL, MOTEL, INN, UNITS
24. ☐ OTHER

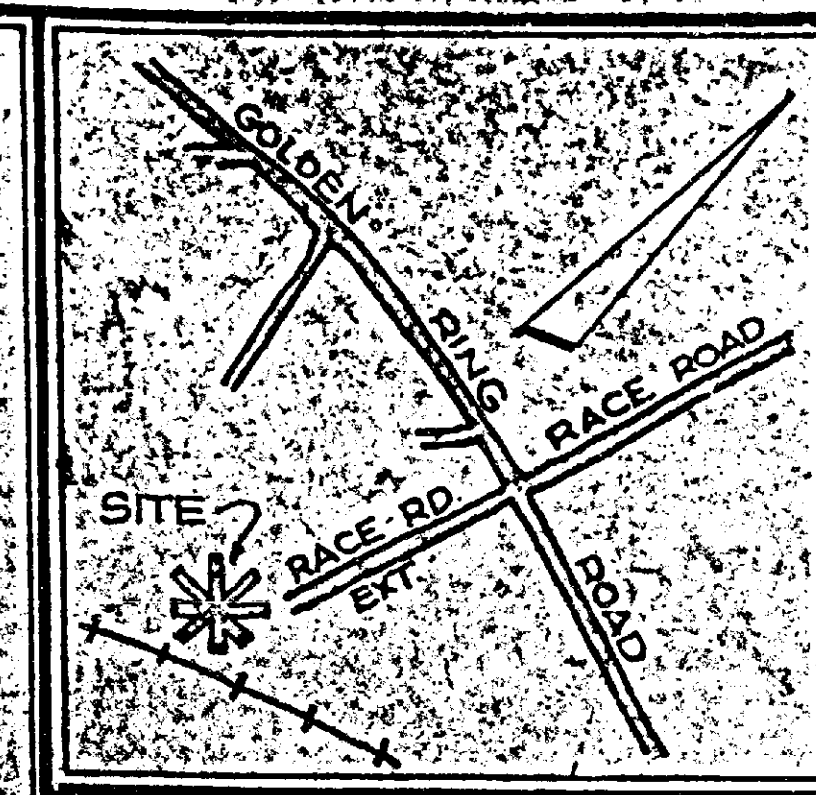
D. TYPE OF CONSTRUCTION

1. ☒ MASONRY
2. ☐ WOOD FRAME
3. ☐ STRUCTURE STEEL
4. ☐ REIN. CONCRETE
5. ☐ TYPE OF HEATING FUEL
6. ☐ GAS
7. ☐ OIL
8. ☐ COAL
9. ☐ ELECTRICITY
10. ☐ TYPE OF SEWAGE DISPOSAL
11. ☐ PUBLIC SEWER
12. ☐ PRIVATE SEWER
13. ☐ SEPTIC
14. ☐ PRIVATE
15. ☐ OTHER

E. RESIDENTIAL ONLY

1. ☐ SINGLE FAMILY UNITS
2. ☐ MULTI-FAMILY UNITS
3. ☐ HOW MANY APARTMENTS HAVE
4. ☐ TOTAL NO. OF APARTMENTS
5. ☐ TOTAL NO. OF BEDROOMS
6. ☐ TOTAL NO. OF BATHROOMS
7. ☐ TOTAL NO. OF KITCHENS
8. ☐ TOTAL NO. OF LIVING ROOMS
9. ☐ TOTAL NO. OF DINING ROOMS
10. ☐ TOTAL NO. OF PORCHES
11. ☐ TOTAL NO. OF TERRACES
12. ☐ TOTAL NO. OF PATIOS
13. ☐ TOTAL NO. OF BALCONIES
14. ☐ TOTAL NO. OF STAIRS
15. ☐ TOTAL NO. OF ELEVATORS
16. ☐ TOTAL NO. OF HALLS
17. ☐ TOTAL NO. OF CLOSETS
18. ☐ TOTAL NO. OF BUILT-IN CUPBDS
19. ☐ TOTAL NO. OF BUILT-IN SINKS
20. ☐ TOTAL NO. OF BUILT-IN STOVES
21. ☐ TOTAL NO. OF BUILT-IN REFRIGS
22. ☐ TOTAL NO. OF BUILT-IN DISHWASHERS
23. ☐ TOTAL NO. OF BUILT-IN FREEZERS
24. ☐ TOTAL NO. OF BUILT-IN MICROWAVES
25. ☐ TOTAL NO. OF BUILT-IN TOASTERS
26. ☐ TOTAL NO. OF BUILT-IN COFFINERS
27. ☐ TOTAL NO. OF BUILT-IN JUICERS
28. ☐ TOTAL NO. OF BUILT-IN BLENDERS
29. ☐ TOTAL NO. OF BUILT-IN MIXERS
30. ☐ TOTAL NO. OF BUILT-IN GRINDERS
31. ☐ TOTAL NO. OF BUILT-IN SHREDDERS
32. ☐ TOTAL NO. OF BUILT-IN VACUUMS
33. ☐ TOTAL NO. OF BUILT-IN LAUNDRIES
34. ☐ TOTAL NO. OF BUILT-IN DRYERS
35. ☐ TOTAL NO. OF BUILT-IN IRONS
36. ☐ TOTAL NO. OF BUILT-IN STEAMERS
37. ☐ TOTAL NO. OF BUILT-IN PRESSERS
38. ☐ TOTAL NO. OF BUILT-IN TUNERS
39. ☐ TOTAL NO. OF BUILT-IN AMPLIFIERS
40. ☐ TOTAL NO. OF BUILT-IN RECORDERS
41. ☐ TOTAL NO. OF BUILT-IN SPEAKERS
42. ☐ TOTAL NO. OF BUILT-IN HEADPHONES
43. ☐ TOTAL NO. OF BUILT-IN EARPLUGS
44. ☐ TOTAL NO. OF BUILT-IN EYEGLASSES
45. ☐ TOTAL NO. OF BUILT-IN CONTACT LENSES
46. ☐ TOTAL NO. OF BUILT-IN HEARINGS
47. ☐ TOTAL NO. OF BUILT-IN TALKERS
48. ☐ TOTAL NO. OF BUILT-IN SINGERS
49. ☐ TOTAL NO. OF BUILT-IN DANCERS
50. ☐ TOTAL NO. OF BUILT-IN ACTORS
51. ☐ TOTAL NO. OF BUILT-IN WRITERS
52. ☐ TOTAL NO. OF BUILT-IN READERS
53. ☐ TOTAL NO. OF BUILT-IN LISTENERS
54. ☐ TOTAL NO. OF BUILT-IN THINKERS
55. ☐ TOTAL NO. OF BUILT-IN FEELERS
56. ☐ TOTAL NO. OF BUILT-IN SMELLERS
57. ☐ TOTAL NO. OF BUILT-IN TASTERS
58. ☐ TOTAL NO. OF BUILT-IN TOUCHERS
59. ☐ TOTAL NO. OF BUILT-IN FEELERS
60. ☐ TOTAL NO. OF BUILT-IN SMELLERS
61. ☐ TOTAL NO. OF BUILT-IN TASTERS
62. ☐ TOTAL NO. OF BUILT-IN TOUCHERS

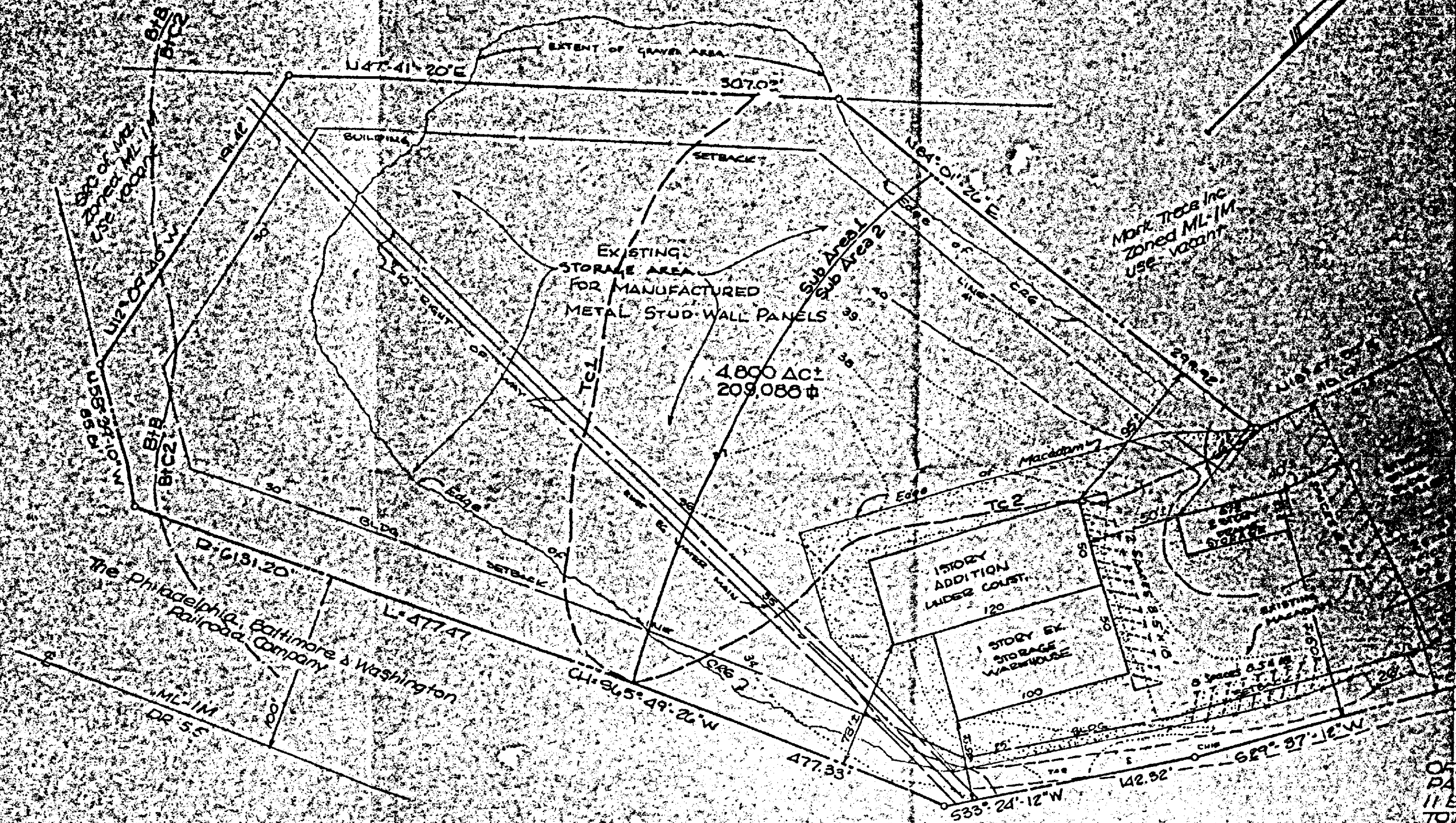
Baltimore Gas & Electric
Transmission 150' wide
Zoned ML-1M Use electrical transmission



VICINITY MAP
1" = 500'

PETITIONER'S EXHIBIT 1

Mark Trace Inc.
Zoned ML-1M
Use printing company



PARKING REQUIREMENTS

OFFICE AREA 62.5x32x2	4000 ±
PARKING REQUIRED	13.2 SPACES
11 EMPLOYEE WAREHOUSE 1x11	11.0 SPACES
TOTAL PARKING REQUIRED	24.2 SPACES
TOTAL PARKING PROVIDED	33 SPACES

PLAT TO ACCOMPANY
PETITION FOR
ZONING VARIANCE
OF THE PROPERTY LOCATED AT
800 RACE ROAD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



C-B+B - Beltsville Silt Loam
(2 to 5% slopes)
C-B+C2 - Beltsville Silt Loam
(5 to 10% slopes)

GENERAL NOTES

- 1) EXISTING ZONING - ML-1M
- 2) EXISTING USE - DRYWALL CONTRACTOR
- 3) NO GRADING TO BE DONE ON SITE EXCEPT FOR FOOTING EXCAVATION FOR WAREHOUSE ADDITION
- 4) VARIANCE GRANTED 1/10/80 - CASE 80-138A ITEM 53 FOR SIDE REAR AND A DISTANCE OF 40' BETWEEN BUILDINGS
- 5) OWNERSHIP INFORMATION
LEONARD A. KRAUS
JUNIPER ROAD
KINGSVILLE, MD 21087
DEED REF: 5396/257
TAX ACC. NO: 1519072180

SCALE: 1" = 50'

DATE: 11-30-86

**J. FINLEY RANSONE
& ASSOCIATES**
REGISTERED
LAND SURVEYORS
P.O. BOX 10160
TOWSON, MARYLAND
21285-0160
666-7448

J# 8712-438

F# 15B-036