

Page 1

Baltimore County
Department of Permits & Licenses
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 887-3610

Ted Zaleski, Jr.
Director

August 28, 1989

Grempler Realty
400 East Joppa Road
Towson, Maryland 21204

Attn: M. Grempler

Re: B-88-473-8
2810 Potts Spring Road
89-394-A

Dear Mr. Grempler:

Please be advised that the property you have listed for sale at the referenced location has not been approved for occupancy because a required zoning variance has not yet been granted and cannot be granted until certain plans are submitted by Mr. Gary Simpson to the Office of Zoning for their review.

If you have any questions concerning this matter, please call me at 887-3373 or Mrs. Ann Nastarowicz, Deputy Zoning Commissioner at 887-3353.

Very truly yours,

Joseph M. Nolan
Assistant Buildings Engineer

JMN/rmg

cc: b file
date file
correspondence
Inspector - Flora/Caples/Wisnom
Ann Nastarowicz

RECEIVED
AUG 29 1989

ZONING OFFICE

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

J. Robert Haines
Zoning Commissioner

August 22, 1989

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
SW/Corner Old Bosley Road and Pot Spring Road
(2810 Pot Spring Road)
8th Election District - 4th Councilmanic District
Gary E. Simpson - Petitioner
Case No. 89-394-A

Dear Mr. Covahey:

As a follow-up to our telephone conversation last week, please be advised that I am still awaiting a completed detailed site plan from the Petitioner's engineer. Enclosed for your reference is a copy of my letter dated August 4, 1989 to Mr. Malmud and the Petitioner as we discussed. Upon receipt of all necessary documentation, a decision will be rendered in the above-referenced matter. In the event you wish to review the numerous site plans filed to date, please feel free to stop by the office at your convenience.

If you have any further questions on the subject, please feel free to call this office.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs
Enclosures
cc: Case File

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

J. Robert Haines
Zoning Commissioner

August 4, 1989

Mr. Herbert Malmud
H. Malmud & Associates, Inc.
100 Church Lane
Baltimore, Maryland 21208

RE: Petition for Zoning Variance
SW/Corner Old Bosley Road and Pot Spring Road
(2810 Pot Spring Road)
8th Election District - 4th Councilmanic District
Gary E. Simpson - Petitioner
Case No. 89-394-A

Dear Mr. Malmud:

The site plan recently submitted by your office regarding the above-captioned matter needs to be revised to show the property on Old Bosley Road which was conveyed to Baltimore County as noted on the Petition filed by Mr. Simpson.

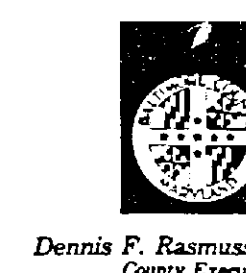
In the event you have any questions on the subject, please do not hesitate to call me.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Case File



Dennis F. Rasmussen
County Executive

ANN M. NASTAROWICZ
DEPUTY ZONING COMMISSIONER

RE: #2810 POT SPRING RD.
Gary Simpson, Petitioner
Case No. 89-394-A

Dear Mrs. Nastarowicz

Regarding your recent letter of June 29, 1989, I have contacted Mr. Carl Richards regarding your requirements for a certified plat on Monday July 10th, my Engineer also met with Carl Richards of your office and was given further instructions on the "Certified Plat" that you require. Mr. Malmud indicated that he will be able to furnish the certified plat probably no later than July 17, 1989. Should you or Carl need further information, feel free to contact MR. MALMUDI at his office 653-9511.

Thank you
Gary Simpson

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3610

J. Robert Haines
Zoning Commissioner

June 29, 1989

Mr. Gary E. Simpson
2143 Fallston Road
Fallston, Maryland 21047

RE: PETITION FOR ZONING VARIANCE
SW/Corner Old Bosley Road and Pot Spring Road
(2810 Pot Spring Road)
8th Election District - 4th Councilmanic District
Gary E. Simpson - Petitioner
Case No. 89-394-A

Dear Mr. Simpson:

On or about June 23, 1989, a site plan was left with my secretary regarding the above-captioned matter. Pursuant to my earlier conversations with you, a certified site plan will be necessary. As previously advised in my May 9, 1989 letter, it is strongly suggested that the party preparing the site plan contact Mr. Carl Richards of this Office at 887-3353 for verification that all zoning criteria is set forth thereon.

If you intend to resubmit a new plan, please contact me within seven (7) business days of the date of this letter. If no word is heard from you, it is my intention to proceed as this matter has been open since March 30, 1989 to permit you additional time to supplement your file.

Thank you for your cooperation in this matter.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Mr. Donald Jones
2211 Old Bosley Road, Timonium, Maryland 21093

Mr. Carl Richards

Case File

Baltimore County
Department of Permits & Licenses
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 887-3610

Ted Zaleski, Jr.
Director

June 20, 1989

Mr. Gary E. Simpson
3033 East Avenue
Baltimore, Maryland 21234

Re: B-88-473-8
2810 Potts Spring Road
Permit #102729

Dear Mr. Simpson:

Recently, I have been informed that an occupancy certificate was issued on April 3, 1989 for the above referenced location. You are hereby informed that that certificate was issued in error and is hereby rescinded.

As you were informed on November 30, 1988, Permit #102729 was revoked in compliance with the provisions contained in Section 112.6 of the Baltimore County Building Code. My letter of November 30, 1988 is in full force and effect.

This office cannot legally issue you an occupancy certificate for any structure until that structure is in compliance with the permit issued for that structure and in compliance with all County laws. I have enclosed a copy of my November 30, 1988 letter for your convenience.

Very truly yours,

Joseph M. Nolan
Assistant Buildings Engineer

JMN/rmg

cc: b file
date file
correspondence
Inspector Caples
Len Flora
Rick Wisnom
Mrs. Ann Nastarowicz/Deputy Zoning Commissioner

RECEIVED
JUN 29 1989

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND LICENSES
OFFICE OF THE BUILDINGS ENGINEER
COUNTY OFFICE BUILDING, TOWSON, MD 21204

#102729

Permission is hereby granted to:

Name: Gary Simpson
Address: _____
City, Town, State, Election District: _____
Lot No. _____ Block No. _____ Assessed No. _____

to use and occupy the land and/or buildings described and located as follows on Permit No. 102729, 2810 Pot Spring Road, 8th Election District

Subdivision name or acreage description: _____

for the purpose set forth below: _____

Occupancy Load: _____

Date: 4-3-89

Fee Paid: _____

NOTE: This permit must be conspicuously displayed and not removed from the premises for which it was issued. It is not transferable. It must be shown upon demand to any authorized representative of the Buildings Engineer, Division of Building Inspection. This permit is good only for the use and in the actual described above. Change in use, any extension thereof, and changes in occupancy require a new permit.

BALTIMORE COUNTY, MARYLAND

Inter-office Correspondence

TO: W. CARL RICHARDS
Zoning Coordinator
FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner
SUBJECT: Petition for Zoning Variance
SW/Corner Old Bosley Road and Pot Spring Road
(2810 Pot Spring Road)
8th Election District - 4th Councilmanic District
Gary E. Simpson - Petitioner
Case No. 89-394-A

Attached in the file we discussed last week regarding the subject property. Pursuant to our discussion, please obtain a revised site plan that has been properly prepared per our requirements.

Thank you for your assistance in this matter.

AMN:bjs

cc: Case File

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

J. Robert Haines
Zoning Commissioner

May 8, 1989

Mr. Gary E. Simpson
2134 Fallston Road
Fallston, Maryland 21047

RE: Petition for Zoning Variance
SW/Corner Old Bosley Road and Pot Spring Road
(2810 Pot Spring Road)
8th Election District - 4th Councilmanic District
Gary E. Simpson - Petitioner
Case No. 89-394-A

Dear Mr. Simpson:

At the hearing held March 30, 1989, you were requested to submit a revised, legible site plan for the subject property to Mr. Carl Richards of this Office for verification that all zoning criteria was set forth thereon. To date, the required site plan has not been received, despite numerous telephone messages left for you.

If no word is heard from you within ten (10) days of the date of this letter, an opinion in this matter will be issued based upon the testimony and evidence presented at the hearing.

Thank you for your attention in this matter.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Mr. Donald Jones
2211 Old Bosley Road
Timonium, Maryland 21093

Case File

BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

TO: Carl Richards DATE: March 27, 1989
FROM: Robert W. Bowling, P.E., Chief
SUBJECT: Southwest corner Pot Spring Road and
Old Bosley Road
Zoning Advisory Committee Item #308

We are enclosing supplementary information from
John Trenner of the Highway Design Section in regard
to the subject item.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s
encls:

cc: P. Hudson
C. R. Moore
J. Trenner

3-24-89

Bob Bowling
Re: Southwest corner
Pot Spring & Old Bosley
Zoning Advisory Committee Item #308

John Trenner requests that you
send attached correspondence to Carl Richards
as a supplement to your March
23, 1989 correspondence. The intent
is for County to get authority to reverse
existing plat R/W 87-387-1 per this
attachment at no cost via the
zoning variance hearing process if possible.

C: File 50 5-179-102

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS

March 23, 1989

Re: Pot Spring Road Improvements
J.O. 5-179-102

Attention: Mr. John Trenner
Gentlemen:

As per your verbal request of March 23, 1989, please find attached a copy
of Right-of-Way plat number 87-3-1-1. The plat has been schematically adjusted
to reflect what will be needed for the improvements scheduled for the intersection
of Old Bosley Road and Pot Spring Road.

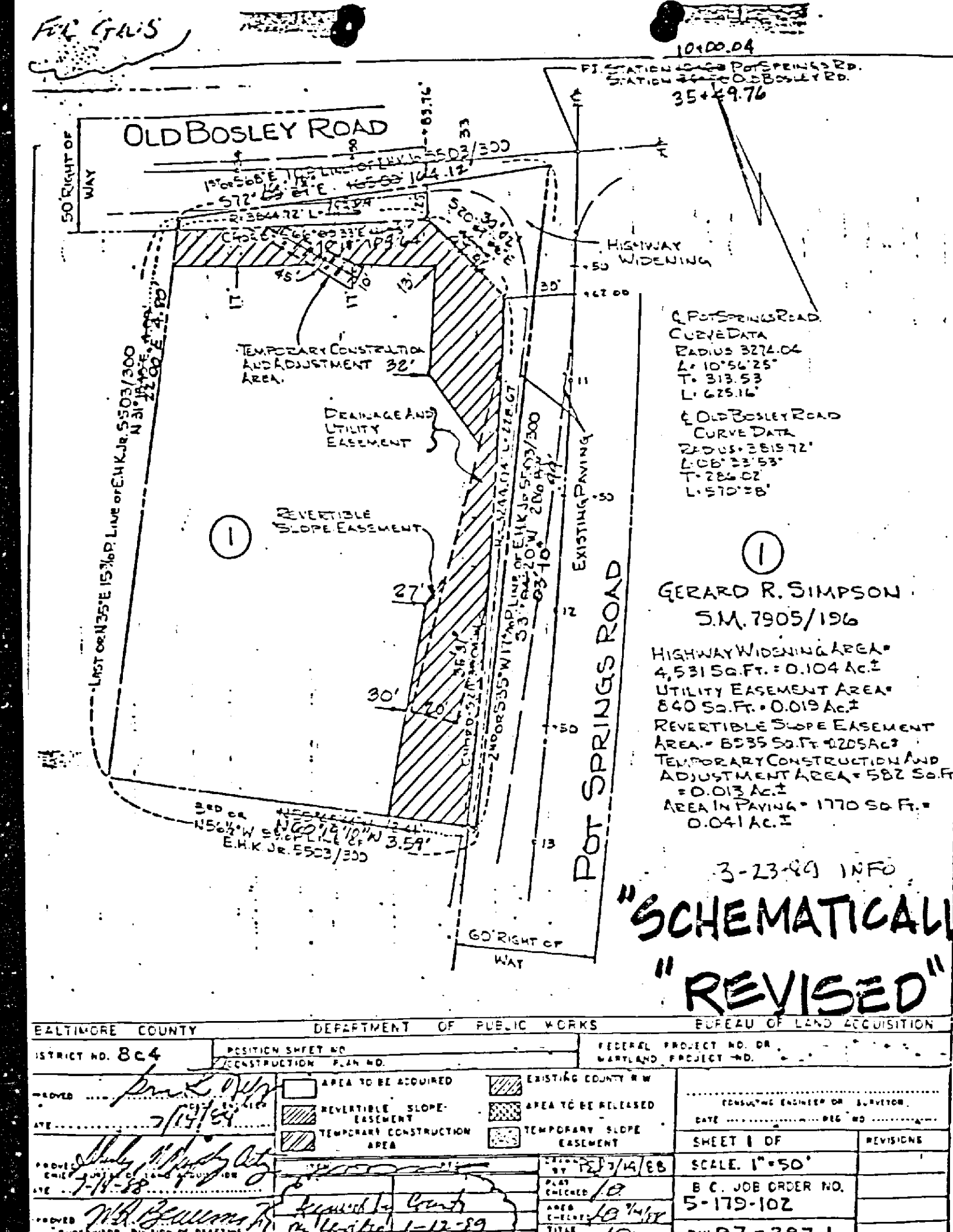
The revertible easement shown on the revised plat will be adequate to provide
sufficient horizontal sight distance at the southwest corner of the inter-
section while not interfering with the existing macadam parking pad found in the
same quadrant of the intersection. Due to the close proximity of the cut slope
to the parking pad, we would recommend providing some sort of barricade along
the edge of the parking pad to eliminate any possibility of someone driving
down the cut slope from the pad.

If you have any questions concerning this plat, please do not hesitate to
call this office.

Very truly yours,
GEORGE WILLIAM STEPHENS, JR.,
AND ASSOCIATES, INC.

Michael J. Schaub
Michael J. Schaub, P.E.,
Project Engineer

WTS:bls
Enclosure



BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

TO: Carl Richards DATE: March 23, 1989
FROM: Robert W. Bowling, P.E.
SUBJECT: Southwest corner Pot Spring Road and
Old Bosley Road
Zoning Advisory Committee Item #308

We have reviewed the subject zoning item and
require additional acquisition of property. Please
review the attached sketches and overview for clarification
of what is required.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

encls: Overview from Highway Design
Sketch shaded in green of additional area required
R/W plat of area acquired

cc: P. Hudson
C. R. Moore
J. Trenner

RECEIVED
MAR 27 1989
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

TO: Bureau of Engineering DATE: March 17, 1989
FROM: Richard C. B. Woods, Bureau of Traffic Engineering
SUBJECT: Southwest corner Pot Spring Road & Old Bosley Road
Zoning Advisory Committee Item #308, January 31, 1989

Attached is a copy of the plan submitted to the
Zoning Commissioner requesting variances for setbacks which
require a 100 ft. setback from the centerline and 50 feet
from the lot line.

Because additional right-of-way may be required
from this property for the scheduled intersection improvements
(due to centerline relocation and/or additional widening on
the west leg of Old Bosley Road), we felt it important to bring
to your attention that the above item has its hearing scheduled
for March 30, 1989 at 10:30 a.m. before the Commissioner. It may
be possible for the member of the Zoning Advisory Committee in the
Bureau of Public Services to request that the Zoning Commissioner
require the property owner/petitioner to dedicate any additional
necessary rights-of-way in fee to the County, at no cost to
the County, that may be required for the intersection improvements.

The attached plan shows a road widening area and we
have no idea where this area originated, neither do a number of
other people in Engineering or Public Services. The requested
variance could also allow an addition to be placed on the front
of the building placing it 10 feet closer to Pot Spring Road.

Because right-of-way was already purchased from this
property prior to final road plans being approved, I wanted to
advise you of the possibility of acquiring some additional
right-of-way at no cost if the Zoning Commissioner would
cooperate. Please call with any questions you might have.

CRM:SEW:bza

ATTACHMENTS (2)

cc - Mr. Gene L. Neff, P. E., Director, Department of Public Works
Mr. John J. Trenner
Mr. Robert E. Covasney
Mr. Robert W. Bowling
Mr. Michael Flanigan

RECEIVED
MAR 22 1989
ZONING OFFICE

RICHARD C. B. WOODS
ATTORNEY AT LAW
THE EQUITABLE BUILDING
SUITE 401
CALVERT AND FAYETTE STREETS
BALTIMORE, MARYLAND 21202
(410) 578-1000

January 9, 1984

Malcom F. Spicer, Esquire
Baltimore County Attorney
Office of Law
Mezzanine-Old Courthouse
408 Washington Avenue
Towson, Maryland 21204

Re: Mr. & Mrs. John M. Gesswein
Building Application No. 38375NR
County Council Bill No. 36-82

Dear Mr. Spicer,

In October, 1983, you were kind enough to help me postpone a potential
battle with Baltimore County over the issue of whether Mr. and Mrs. John M.
Gesswein could obtain a building permit for 2919 Cub Hill Road without signing
over a 15 foot wide portion of their lot to Baltimore County without compensation.
Mr. Gesswein was told by personnel in the Department of Public Works that
he could not obtain a building permit for his lot on Cub Hill Road unless he signed
a letter agreeing to transfer a 15 foot wide portion of his property to the County
for no consideration. Mr. Gesswein's attention was directed to County Council
Bill No. 36-82 passed on April 5, 1982. This bill sets up a procedure wherein
developers are required to convey to the County enough real property to allow
the County to assure ingress and egress to the planned development.

Mr. Gesswein refused to sign the letter agreeing to the transfer because
he felt the bill was unconstitutionally vague in its definition of what constitutes
a developer and, in his case, was unconstitutional because it required him to
transfer property to the County government without receiving any compensation
for the transfer. He contacted me for advice. After reviewing the Gessweins'
position and after reviewing Bill No. 36-82, I agreed with Mr. Gesswein. However,
in order to avoid costly litigation, I called you to see if there was some way
the problem could be worked out. You and I agreed to a caveat that was placed
beneath Mr. Gesswein's signature on the letter of intent. The caveat simply said
Mr. Gesswein was signing the letter to obtain a building permit but was reserving
all constitutional challenges to Bill No. 36-82 as applied in this instance.

Mr. Gesswein obtained his building permit and his house is well on its way
to being completed. However, the County will not issue the Gessweins an occu-

Malcom F. Spicer, Esquire
Page 2
January 9, 1984

pancy permit until Mr. and Mrs. Gesswein sign a deed conveying the front 15
feet of their property to the County. Our agreed upon tactic worked to postpone
the battle, but we are now up against the issue of the constitutionality of Bill
No. 36-82. It must be resolved one way or the other.

Mr. and Mrs. Gesswein are in the process of building a single family dwelling
on an individual lot off of Cub Hill Road. The house they are building on the
lot is in compliance with all zoning ordinances for that area of Baltimore County.
Their lot has direct access to Cub Hill Road. Under the provisions of Bill No.
36-82, the Gessweins are being told, that despite the fact their building is in
compliance with all existing laws, they will not be allowed to live in that house
unless they give the County a portion of their land for free. The plat and deed
prepared for the Gessweins' signature by the County indicates the 15 foot wide
section of land is being taken for highway widening. If this proposed highway
widening takes place, it will not take place solely because the Gessweins' built
their one house. It will take place because of the volume of traffic on Cub Hill
Road. Mr. and Mrs. Gesswein's neighbors may also lose 15 feet of their property.
But the neighbors of Mr. and Mrs. Gesswein will lose their property through the
constitutional process of condemnation for a public purpose. They will be able
to insure they receive adequate compensation for the land taken from them.

Mr. and Mrs. Gesswein are being told that they must voluntarily convey
their land for a public purpose unrelated to egress or ingress to their property
and that they will not be compensated for such a conveyance. This is patently
unconstitutional.

I have advised Mr. and Mrs. Gesswein that Bill No. 36-82 is ripe for a consti-
tutional challenge as applied in this case. They have been advised about the pos-
sible costs of litigating this matter. They have also authorized me to obtain
newspaper space to advertise in Baltimore County to ascertain the size of the
possible class effected by Bill No. 36-82 in order to consider a class action
against Baltimore County on behalf of people similarly situated. This
is theoretically fine. However, you and I are both aware of the significant expense
of time and money and time that your office and my office will have to make it
sure this case is litigated. The costs associated with the case will far exceed whatever
Mr. and Mrs. Gesswein's 15 feet of property is worth. The County could potentially
face a class action suit that I am sure it doesn't want. The Gessweins will waste
time and money in a battle that they don't want.

With all of the above in mind, I would respectfully request that you consider
the application of Baltimore County Council Bill No. 36-82 as applied to Mr.
and Mrs. Gesswein. If you agree that litigation in this matter would be worth
avoiding, I would then request that you direct the Bureau of Public Works to
issue Mr. and Mrs. Gesswein an occupancy permit at the appropriate time and

Malcom F. Spicer, Esq.
page 3
January 9, 1984

in the appropriate manner without requiring Mr. and Mrs. Gesswein to convey their property to the County for no consideration.
Thank you for your attention to this matter.

Very truly yours,

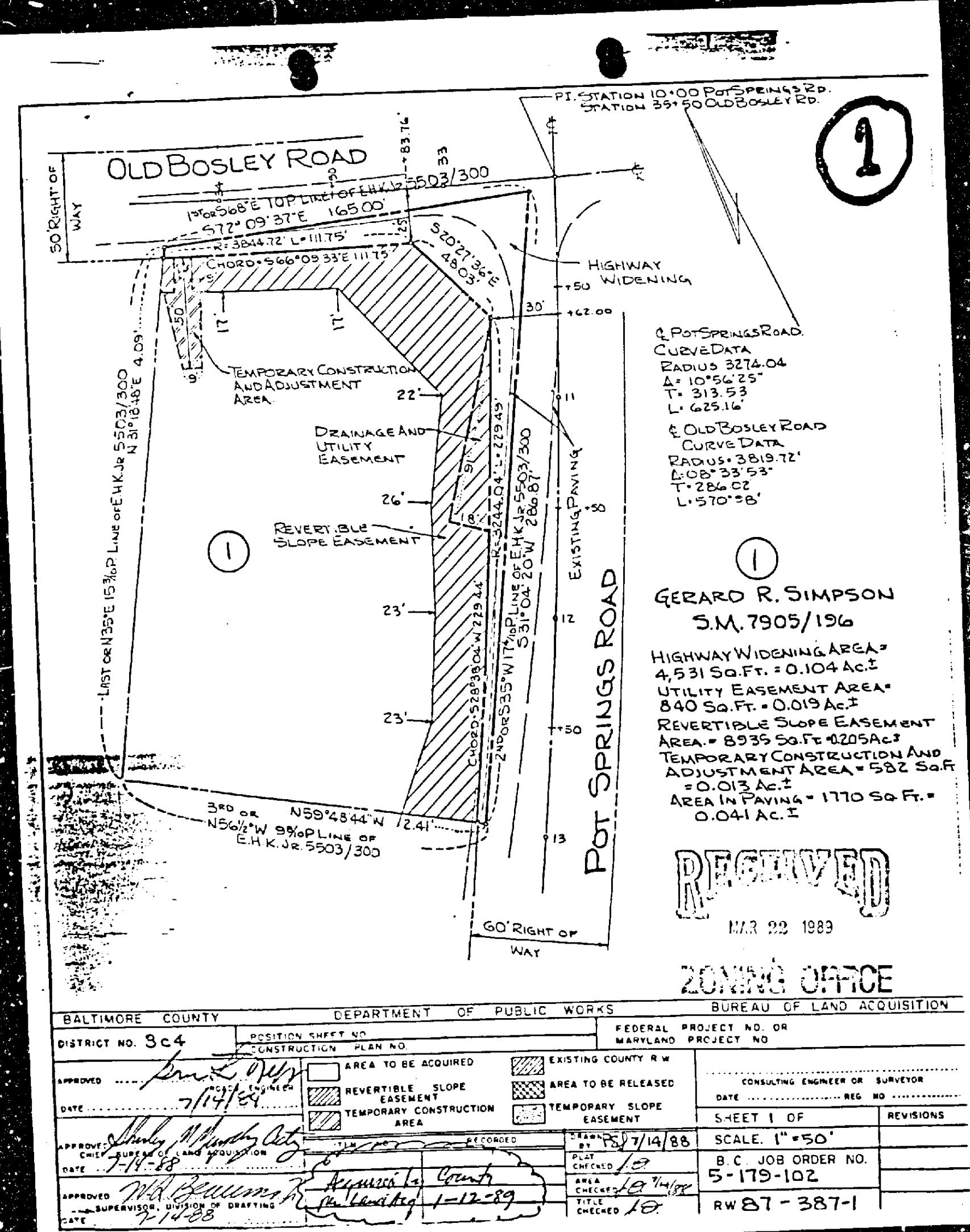
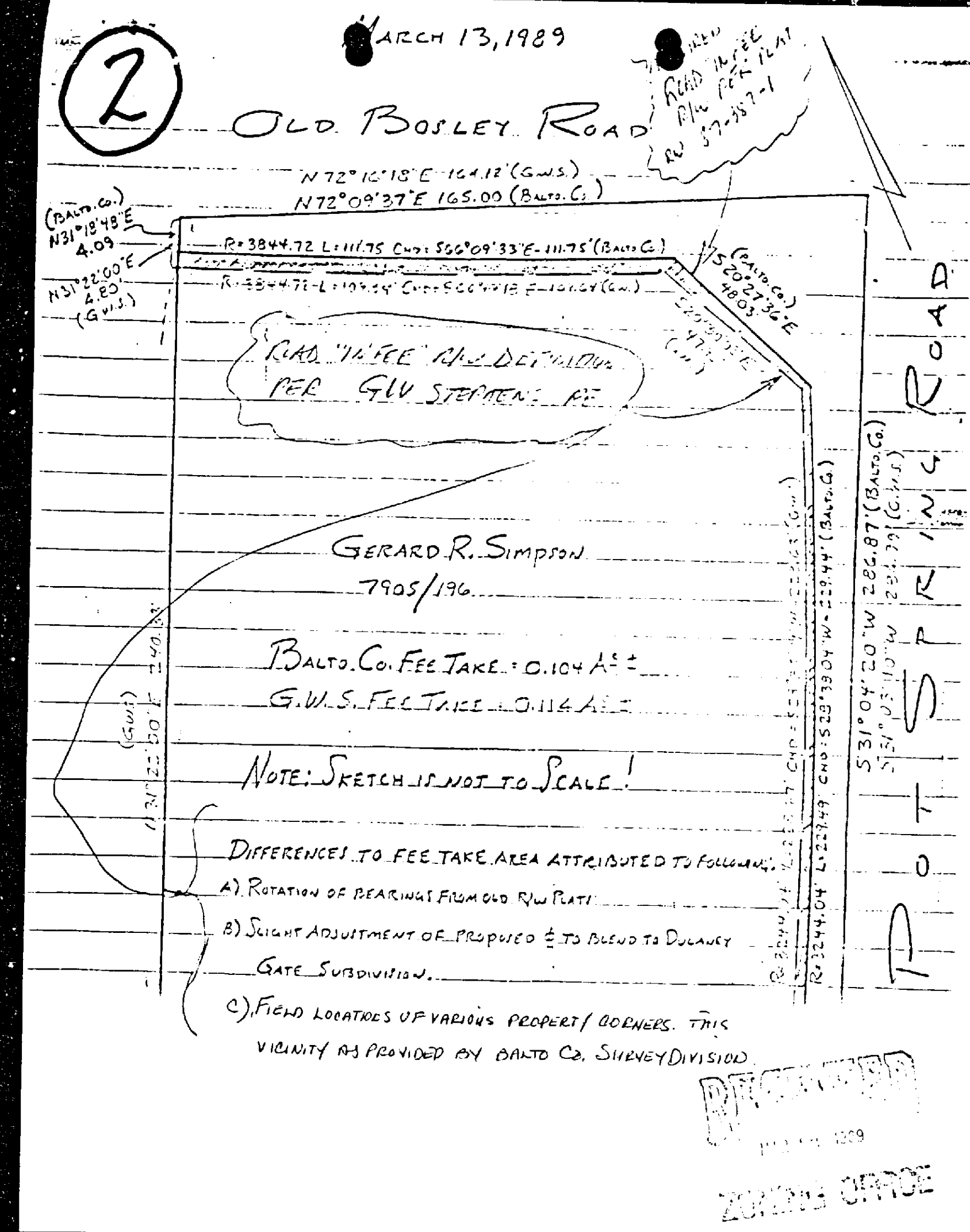
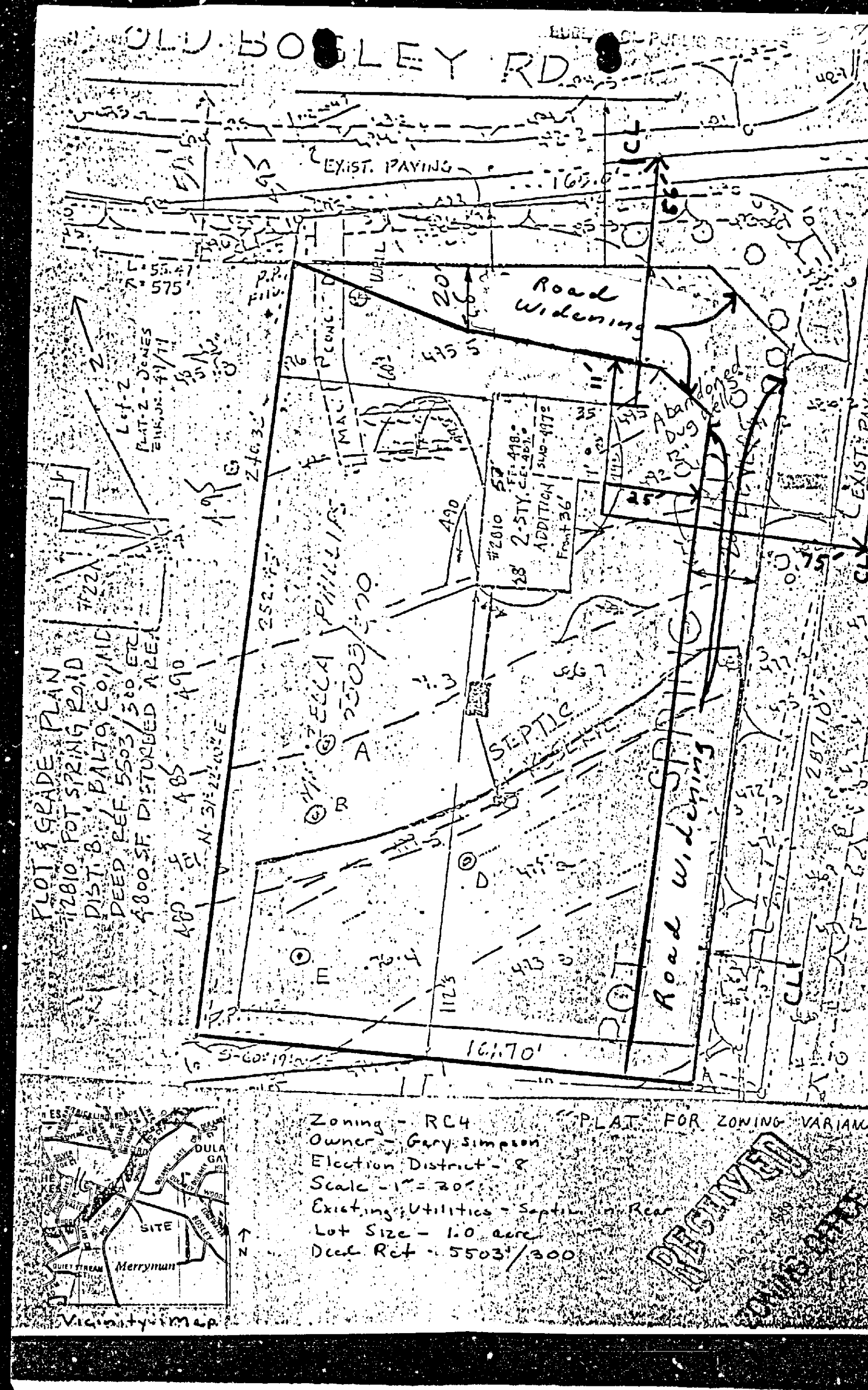
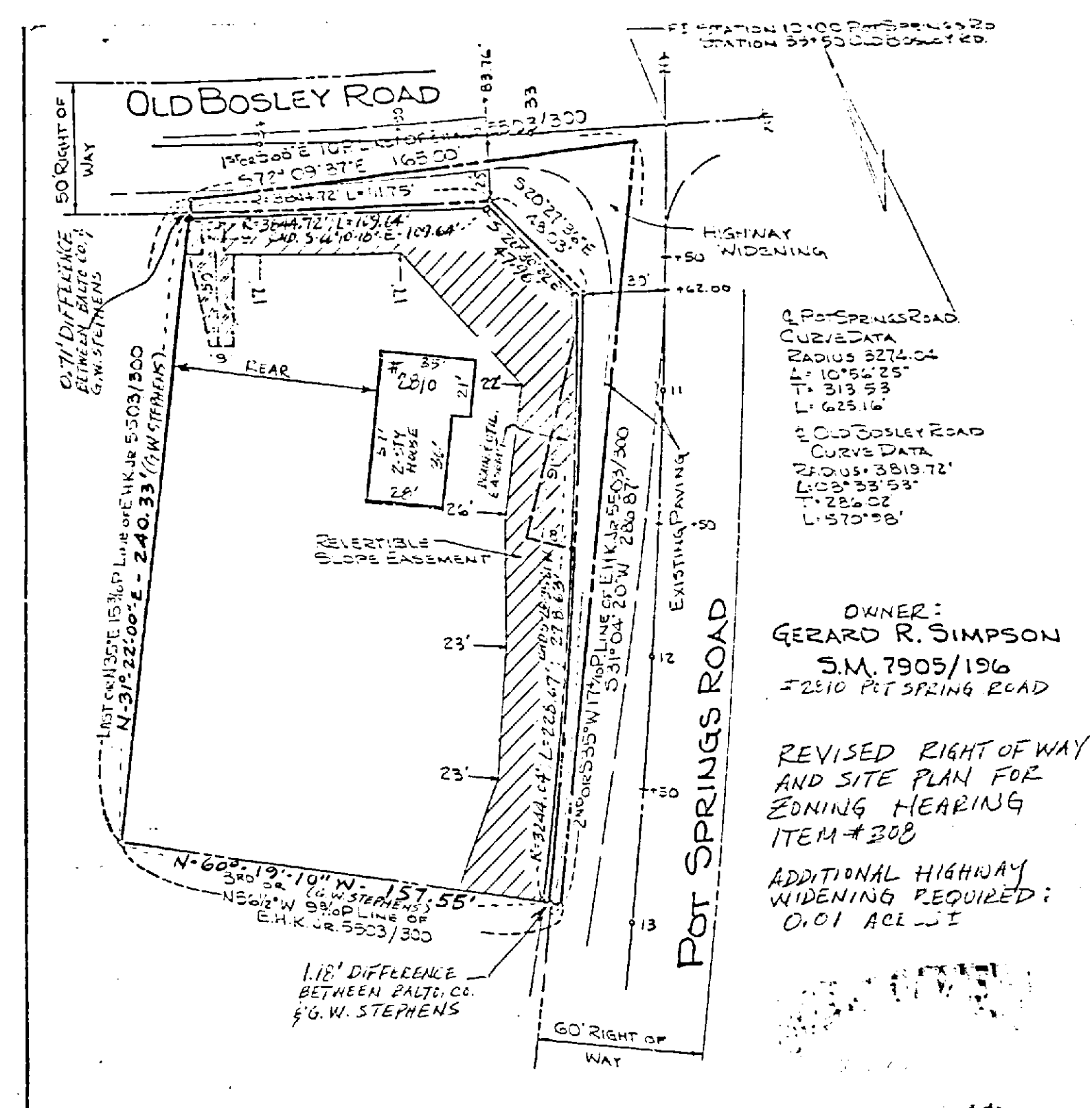
Richard C. B. Woods
Richard C. B. Woods

cc: Mr. and Mrs. John Gesswein

RCB/dah

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 474 Date of Posting: 3/1/89
Posted for: Gerard R. Simpson
Petitioner: Gerard R. Simpson
Location of property: 2816 Pot Spring Rd.
Location of Sign: 2816 Pot Spring Rd.
Remarks: None
Number of Signs: 1



3-21-89
Memo to JTT
Re Pot Spring - Padua
Simpson Prop - SW Quad Pot Spring/Old Bosley Rd
J.O. 5-19-102 Engr
C.P.N. 5.400 R/W & Constr
Regarding the zoning variance hearing:
① - County acquired property 1/2/89 per plat RW 87-387-1
② - G.W. Stephens 3/13/89 analysis
③ - C.R. Moore to Hudson corres dtd 3-17-89

Overview:
Can zoning variance process provide the fee "silver taking" varying from 0.11' to 1.18' plus an "undefined driveway adjustment area"? Also, the Reversible Slope Easement and the Utility Easement to be based on new "road R/W line" with the understanding that existing dwelling will not be affected.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Date: 3-13-89

Mr. Gary E. Simpson
2134 Fallston Road
Fallston, Maryland 21047

Re: Petition for Zoning Variance
CASE NUMBER: 89-324-A

SW Old Bosley Road & Pot Spring Road
2810 Pot Spring Road
8th Election District - 4th Councilmanic
Petitioner(s): Gary E. Simpson
HEARING SCHEDULED: THURSDAY, MARCH 30, 1989 at 10:30 a.m.

Dear Mr. Simpson:

Please be advised that \$10.25 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, 15 minutes before

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

DATE: 3-13-89 ACCOUNT: 89-324-A
AMOUNT: \$10.25

RECEIVED FROM: G. E. Simpson
FOR: Hearing - 2810 Pot Spring Rd (89-324-A)

VALIDATION OR SIGNATURE OF CASHIER
TOWSON, MARYLAND

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 10, 1989

PO 10467
rg 1127071
ex 89-394-1
piece 89529

S. Zube Orlan
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 10, 1989

PO 10467
rg 1127071
ex 89-394-1
piece 89529

S. Zube Orlan
Publisher

89-394-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
9th day of January, 1989

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Gary E. Simpson Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Attorney: _____

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 15, 1989

Mr. Gary E. Simpson
2134 Fallston Road
Fallston, MD 21047

RE: Item No. 308, Case No. 89-394-A
Petitioner: Gary E. Simpson
Petition for Zoning Variance

Dear Mr. Simpson:

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 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIA... I. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 897-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
484-3554

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 275, 299, 300, 301, 302, 303, 304, 305, 306, 307, & 308.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
MAR 3 1989
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204
54110

March 14, 1989

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

Re: Property Owner: Gary E. Simpson
Location: SW Corner of Old Bosley Road & Pot Springs Road
Item No: 308

Dear Mr. Haines:

Pursuant to your request, the referenced property has been reviewed 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 300 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," 1974 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *[Signature]* DATE: 3/14/89
APPROVED: *[Signature]* DATE: 3/14/89
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: J. Robert Haines, Zoning Commissioner Date: March 28, 1989

FROM: Pat Keller, Deputy Director, Office of Planning and Zoning

SUBJECT: Gary E. Simpson, Zoning Petition No. 89-394-A

The Office of Planning and Zoning has no comment on the above petition.

PK/sf

CPS-008

