IN RE:	PETITION FOR ZONING VARIANCE SE/S Pulaski Hwy, 2368 ft. +/- from c/l Middle River Road 9315 Pulaski Hwy. 15th Election District 6th Councilmanic District Eric G. Kron & Eric B. Bowen Petitioners	* * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 98-10-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for a Zoning Variance for the property located at 9315 Pulaski Highway in eastern Baltimore County. The Petition was filed by Eric G. Kron and Eric B. Bowen, property owners. Variance relief is requested from Section 255.1 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 15 ft. in lieu of the required 30 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was Eric G. Kron, property owner/Petitioner. Also present was James E. Matis, the engineer who prepared the site plan. The Petitioners were represented by H. Barnes Mowell, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is roughly rectangular in shape, approximately .70 acres in area, split zoned M.L.-A.S. and M.L.-I.M. The property is located immediately adjacent to Pulaski Highway (U.S.Route 40 East), not far from Middle River Road in eastern Baltimore County. The property is owned by Mr. Kron and Mr. Bowen who are also the owners of an excavation business. Presently, they store equipment on the site for use in connection with their business. In addition to a parking area for storage, the property is also presently

ORDER RECEIVED FOR FILING
Date 8/29/97
By

improved with an existing one story concrete building.

Testimony and evidence offered is that the Petitioners intend on razing the existing building and will construct a new building in its place. The new building will contain 1,008 sq. ft. of office space and 3264 sq. ft. of warehouse space, plus an additional 1400 sq. ft. for storage on a mezzanine level. The proposed building will be located on the west side of the property, approximately 15 ft. from the side property line. It was indicated at the hearing that the building's location was chosen to accommodate the existing access/egress points and parking lot. That is, if the building was placed in the middle of the site so as to strictly comply with all setback requirements, the traffic flow on and off site would be disrupted and the area for parking and outdoor storage would be inappropriately limited. Thus, the proposed building is to be located closer to the side property line, in order to preserve these features.

Copies of several letters obtained by the Petitioners in support of the Petition were submitted. These letters were signed by neighboring property owners or users and indicate no objection to the proposed variance. Moreover, there were no adverse Zoning Plans Advisory Committee comments.

ORDER RECEIVED FOR FILING
Date 7/29/97
By

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioners have satisfied the requirements set forth in Section 307 of the BCZR, as construed by the case law. The proposed location of the new building appears appropriate and variance relief should be granted. In this regard, it should be noted that the adjoining business which shares the common property line most affected is owned by a container storage operation. The proposed use will clearly not have any detrimental impact on that business or land use.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of August 1997 that a variance from Section 255.1 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 15 ft., in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management (DEPRM) as set forth in their comments dated July 31, 1997.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ORDER RECEIVED FOR FILING
Date 8/29/97
By M. Nimrod

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

August 28, 1997

H. Barnes Mowell, Esquire
16951-C York Road
Monkton, Maryland 21111

RE: Petition for Variance
Case No. 98-10-A
Property Location: 9315 Pulaski Highway

Dear Mr. Mowell:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.
c: Mr. Eric G. Kron
Mr. Eric B. Bowen
P.O. Box 611
Hampstead, Maryland 21074-0611

c: Mr. James E. Matis, Matis Warfield, Inc.
6600 York Road, Suite 209
Baltimore, Maryland 21212

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on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

98-10-A

for the property located at 9315 Pulaski Highway

which is presently zoned ML-AS

ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Section(s)

255.1 to permit a side yard setback of 15 feet in lieu of the required 30 feet.

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

to be presented at hearing.

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/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

H. Barnes Mowell

(Type or Print Name)

H. Barnes Mowell

Signature

18951-C York Rd 410-329-6488

Address Phone No.

Monkton Md 21111

City State Zipcode

Legal Owner(s):

Eric G. Kron

(Type or Print Name)

Eric G. Kron

Signature

Eric B. Bowen

(Type or Print Name)

Eric B Bowen

Signature

P.O. Box 611 410-239-3377

Address Phone No

Hampstead, MD 21074-0611

City State Zipcode

Name, Address and phone number of representative to be contacted

JAMES E. MATIS

MATIS WARFIELD, INC

Name

6600 YORK ROAD

SUITE 209 BALTO., MD 21212 410-377-7596

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: JRP DATE 7/7/97

Zoning Administrator & Development Manager

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#10

MATIS WARFIELD
CONSULTING ENGINEERS

98-10-A

Description to Accompany Zoning
Petition for Variance
9315 Pulaski Highway
15th Election District
ML-AS and ML-IM Zoning

June 30, 1997

Beginning for the same at a point on the southeast side of Pulaski Highway, U.S. Rt. 40, said point distant South 42° 19' West 2368 feet +/- from the intersection of the centerlines of Pulaski Highway and Middle River Road, running thence and leaving the southeast side of Pulaski Highway

1. South 48° 30' East 160.36 feet +/-
2. South 26° 51' West 165.66 feet +/-
3. Northwesterly 237 feet +/- to the east side of Pulaski Highway, running thence and binding on said southeast side of Pulaski Highway
4. North 54° 30' E 154.06 feet +/- to the place of beginning.

Containing 0.7 Acres +/-

This description is intended for zoning purposes only. This description is not based on a boundary survey of the property and is approximate only. It therefore may not be used for any other purposes.

#10

STATE OF MARYLAND
EDWARD [illegible]
NO. 19848
REGISTERED
PROFESSIONAL ENGINEER

MATIS WARFIELD, INC.
6600 York Road • Suite 209 • Baltimore, Maryland 21212
Tel: 410-377-7596 • Fax: 410-377-7657

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 in Towson, Maryland on the property identified herein as follows:

Case: #98-10-A
9315 Pulaski Highway
SE/S Pulaski Highway,
2368 +/- from c/l Middle River Road
15th Election District
6th Councilmanic
Legal Owner(s):
Eric G. Kron and Eric B Bowen

Variance: to permit a side yard setback of 15 feet in lieu of the required 30 feet.

Hearing: Wednesday, August 27, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391

7/451 July 31 C162214

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/31, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/31, 1997.

THE JEFFERSONIAN,

A. Hamilton

LEGAL AD. - TOWSON

[redacted]

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 041019

DATE 7-7-97 ACCOUNT R-001-615-000

AMOUNT $ 250.00

RECEIVED FROM: Mats Warfield, Inc.

FOR: 020 Variance Item # 10
Taken by: JRF
9315 Pulaski Highway

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
7/07/1997 7/07/1997 10:12:41
REG MGDS CASHIER PHIL ULM DRAWER 5
5 MISCELLANEOUS CASH RECEIPT
Receipt # (08000) 07LM
CR NO. 041019
250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE POSTING

RE: Case No.: 98-10-A

Petitioner/Developer: _____

_____

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

_____

_____

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

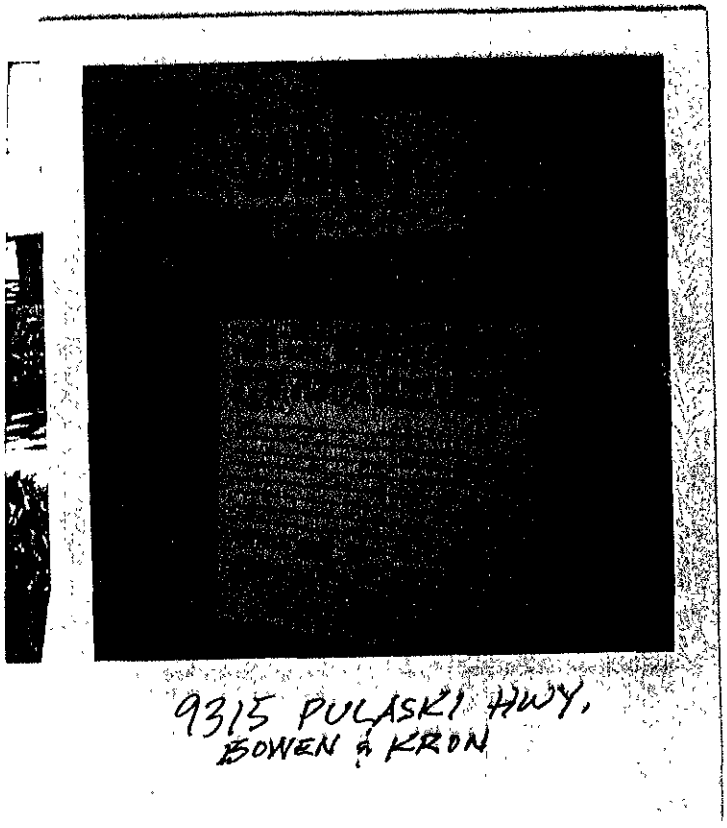
Patrick M O'Keefe 8/5/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Pager (410) 646-8354
(Telephone Number)



9315 PULASKI HWY.
BOWEN & KRON

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 10 Petitioner: BOWEN & KRON ENTERPRISES ERIC KRON AND ERIC BOWEN

Location: 9315 PULASKI HIGHWAY

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ERIC KRON C/O BOWEN & KRON ENTERPRISES

ADDRESS: P.O. BOX 611

HAMPSTEAD, MARYLAND 21074-0611

PHONE NUMBER: 410-239-3377

Printed with Soybean Ink on Recycled Paper

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-10-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: VARIANCE - TO PERMIT A SIDE YARD SETBACK OF 15 FEET IN LIEU OF THE REQUIRED 30 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

9/96
post.4.doc

*UPON RECEIPT OF THE NOTICE OF HEARING, THE PETITIONER OR HIS AGENT FILLS IN THIS INFORMATION AND THEN FORWARDS THIS FORM TO THE SIGN POSTER.

TO: PUTUXENT PUBLISHING COMPANY
July 31, 1997 Issue - Jeffersonian

Please foward billing to:

Eric Kron
c/o Bowen & Kron Enterprises
P. O. Box 611
Hampstead, MD 21074-0611
410-239-3377

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-10-A
9315 Pulaski Highway
SE/S Pulaski Highway, 2368'+/- from c/l Middle River Road
15th Election District - 6th Councilmanic
Legal Owner(s): Eric G. Kron and Eric B. Bowen

Variance to permit a side yard setback of 15 feet in lieu of the required 30 feet.

HEARING: WEDNESDAY, AUGUST 27, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 25, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-10-A
9315 Pulaski Highway
SE/S Pulaski Highway, 2368'+/- from c/l Middle River Road
15th Election District - 6th Councilmanic
Legal Owner(s): Eric G. Kron and Eric B. Bowen

Variance to permit a side yard setback of 15 feet in lieu of the required 30 feet.

HEARING: WEDNESDAY, AUGUST 27, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

Arnold Jablon
Director

cc: Eric G. Kron and Eric B. Bowen
H. Barnes Mowell, Esq.
James E. Matis

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 12, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 22, 1997

H. Barnes Mowell, Esquire
16951-C York Road
Monkton, MD 21111

RE: Item No.: 10
Case No.: 97-10-A
Petitioner: Eric Kron & Eric Bowen

Dear Mr. Mowell:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 7, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper

_____ Attach original petition

Date: July 31, 1997

To: Arnold L. Jablon

From: R. Bruce Seeley RBS/gp

Subject: Zoning Item #10

9315 Pulaski Highway

Zoning Advisory Committee Meeting of: July 28, 1997

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

_X_ Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_X_ Ground Water Management:

The existing septic system must be pumped and removed or backfilled upon connection to publicsewer.

GP:sp

jablon.doc

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

August 6, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: Eric G. Kron and Eric B. Bowen - 010
Burleigh Enterprises Limited Liability Ptnshp. - 017

Location: DISTRIBUTION MEETING OF July 28, 1998

Item No.: 010 and 017 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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AUG - 7 1997

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Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7.25.97
Item No. 010 JRF

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 40 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

R. J. Gredlein

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: July 29, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 10, 11, 12, 13, 16, and 19

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Pat Keller

AFK/JL

RECEIVED
1997

C \MSOFFICE\WINWORD\ZAC\NOCOM\10 DOC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Management

Date: August 4, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 4, 1997
Item Nos. 010, 011, 016, 017, 018, & 019

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE804.NOC

8/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: July 29, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 10, 11, 12, 13, 16, and 19

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Pat Keller

AFK/JL

C:\MSOFFICE\WINWORD\ZAC\NOCOM\10.DOC

RE: PETITION FOR VARIANCE 9315 Pulaski Highway, SE/S Pulaski Hwy, 2368'+/- from c/l Middle River Road 15th Election District, 6th Councilmanic	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Eric G. Kron and Eric B. Bowen Petitioners	*	CASE NO. 98-10-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to H. Barnes Mowell, Esq., 16951-C York Road, Monkton, MD 21111, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
JAMES MATIS	6600 York Rd Suite 209 Balto 21212
ERIC KROW	683 SUNDEW DR. Hampstead 21074
H. Barnes Mowell	16951-C York Rd, Monkton, MD 21111

Printed with Soybean Ink on Recycled Paper

C. David Sherrill
P. O. Box 288
Millersville, Maryland 21108
410-987-0633

June 20, 1997

Mr. Eric G. Kron
President
Bowen & Kron Enterprises, Inc.
P.O. Box 611
Hampstead, Maryland 21074

RE: SET-BACK VARIANCE

Dear Mr. Kron:

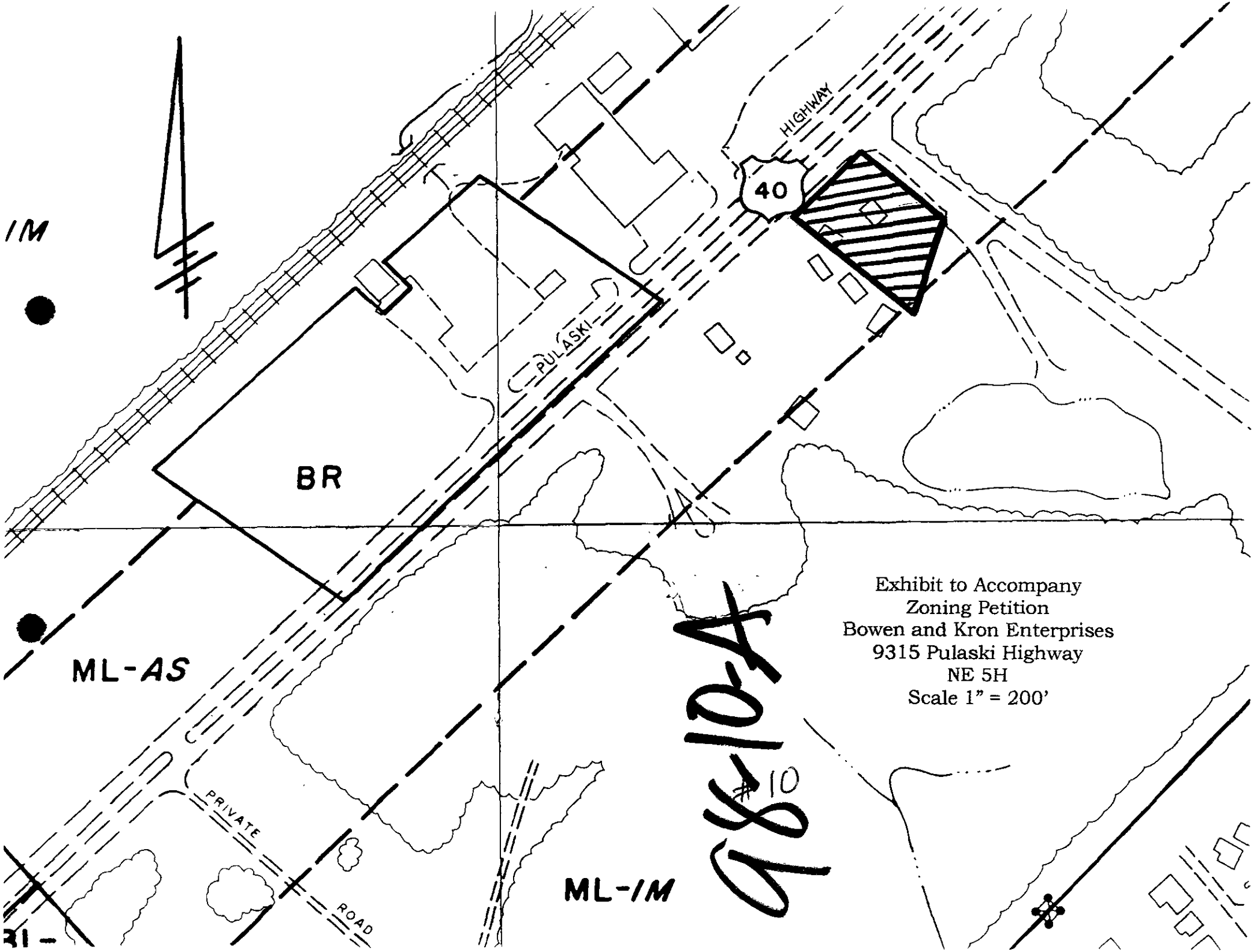
Thank you for forwarding information on your proposed building to be constructed next to my property which is at 9301 Pulaski Highway. I have reviewed this information and find no objection to your variance request for a 15-foot set-back.

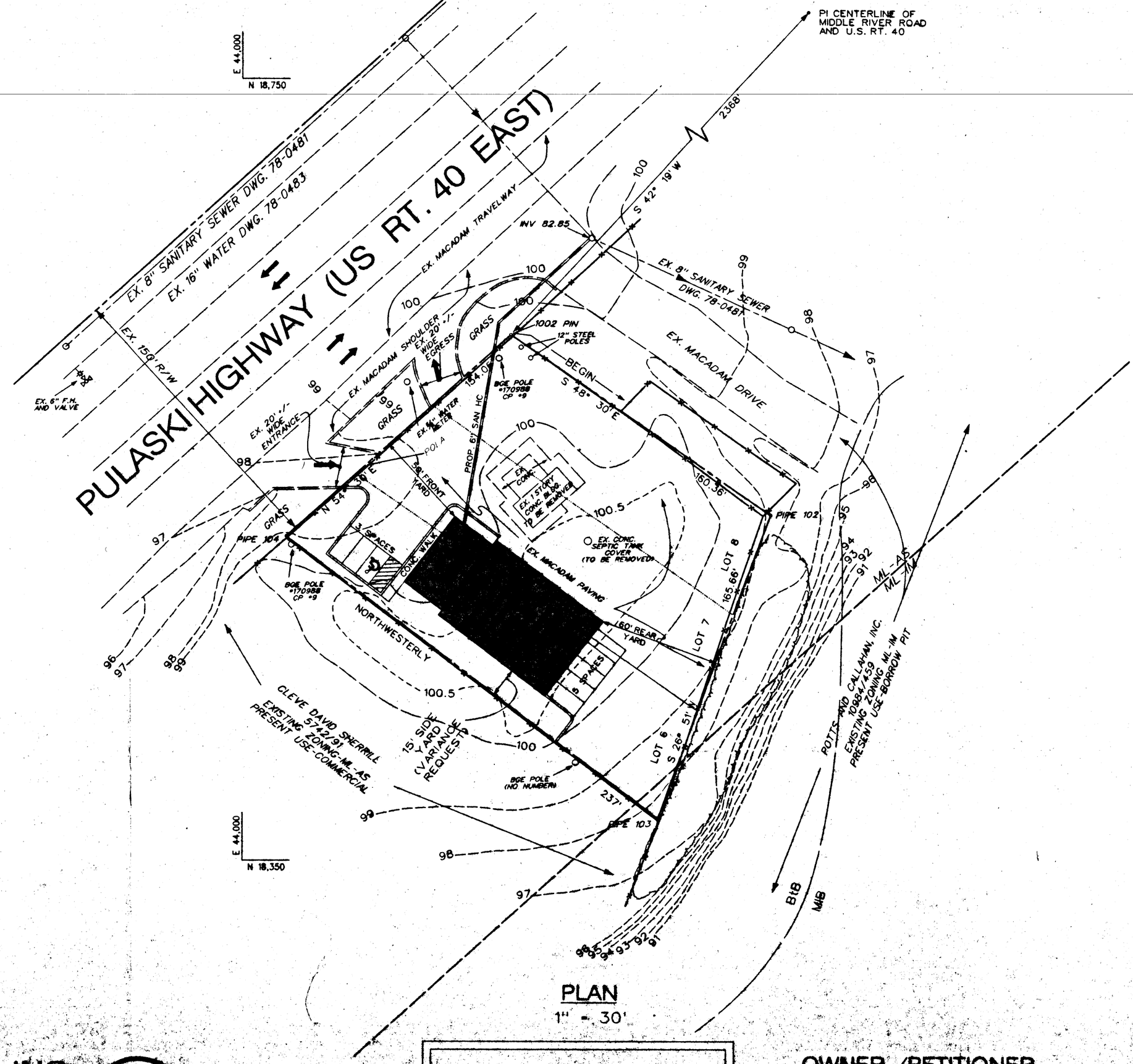
Sincerely,

C. David Sherrill

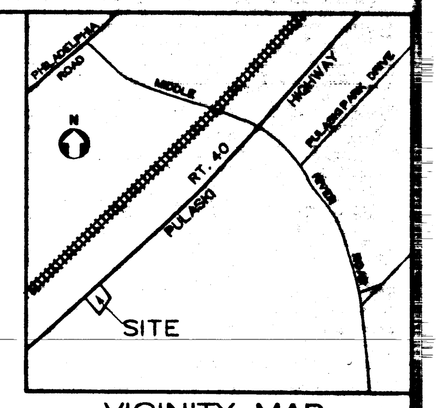
CDS/dlp

PETITIONER'S EXHIBIT No 2


IM
HIGHWAY
40
PULASKI
BR
ML-AS
ML-IM
PRIVATE
ROAD
R1 -
Exhibit to Accompany
Zoning Petition
Bowen and Kron Enterprises
9315 Pulaski Highway
NE 5H
Scale 1" = 200'
#10



PLAN
1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

SITE DATA

NET AREA OF SITE: 0.70 ACRES +/-
GROSS AREA OF SITE: 0.81 ACRES +/- (INCLUDES 30' OF PULASKI HIGHWAY)
EXISTING ZONING: ML-AS/ML-IM
EXISTING USE: STORAGE BUILDING AND CONTRACTORS' EQUIPMENT STORAGE YARD
PROPOSED USE: OFFICE/WAREHOUSE--STORAGE AND CONTRACTORS' EQUIPMENT STORAGE YARD
TAX ACCOUNT • 1503002060
DEED REFERENCE: SM 11814/172
STORM WATER MANAGEMENT:
QUANTITY: WAIVER TO BE SOUGHT ON THE BASIS THAT SITE IS LESS THAN 2 ACRES AND THE INCREASE IN RUNOFF WILL BE LIMITED TO LESS THAN 10% ABOVE EXISTING CONDITIONS.
QUALITY: TO BE ACHIEVED BY LIMITING IMPERVIOUS SURFACE COVERAGE TO NO GREATER THAN EXISTING CONDITIONS
FOREST CONSERVATION: N/A < 40,000 SF. SITE CURRENTLY PAVED, NO FOREST PRESENT
TAX MAP 82 PARCEL 273
BUILDING HEIGHT: 35 FEET
PLAT REFERENCE (LOTS 6, 7, AND 8): ABRAHAM DELUCA PROPERTY PLAT 13/26
DEVELOPMENT APPROVAL: (A)(7) LIMITED EXEMPTION PROCESSING GRANTED
PRIOR COMMERCIAL PERMITS: UNKNOWN
PRIOR ZONING CASES: NONE
SIGNAGE: NONE PROPOSED AT THIS TIME. HOWEVER, ANY FUTURE SIGNAGE TO COMPLY WITH SECTION 413 BCZR AND ALL ZONING SIGN POLICIES.
AMENITY OPEN SPACE: NOT APPLICABLE
FLOOR AREA RATIO: 5672 SF/0.81 ACRES • 0.16 < 2.0

PARKING TABULATION

PARKING REQUIRED
1008 S.F. OFFICE @ 3.3 SP/1000 SF - 3.3 SPACES
4664 S.F. WAREHOUSE/STORAGE @
1 SPACE PER EMPLOYEE @ 1 EMPLOYEE - 1 SPACE
TOTAL PARKING REQUIRED - 5 SPACES
TOTAL PARKING PROVIDED - 8 SPACES

98-10-A

#10

The property boundary shown hereon was compiled from deeds and available public records, and does not represent a boundary survey. This plat is for zoning purposes only and is not intended for use in conveyance of land.

MATIS WARFIELD, INC.
CONSULTING ENGINEERS
6600 York Road, Suite 209
Baltimore, Maryland 21212
Phone: 410 377-7598
FAX: 410 377-7657

11/1/97

A VARIANCE IS REQUESTED TO SECTION 255.1 BCZR TO PERMIT A 15' SIDE YARD IN LIEU OF THE REQUIRED 30'.

OWNER /PETITIONER

ERIC G. KRON
ERIC B. BOWEN
P.O. BOX 611
HAMPSTEAD, MD 21074-0611

PLAT TO ACCOMPANY ZONING PETITION

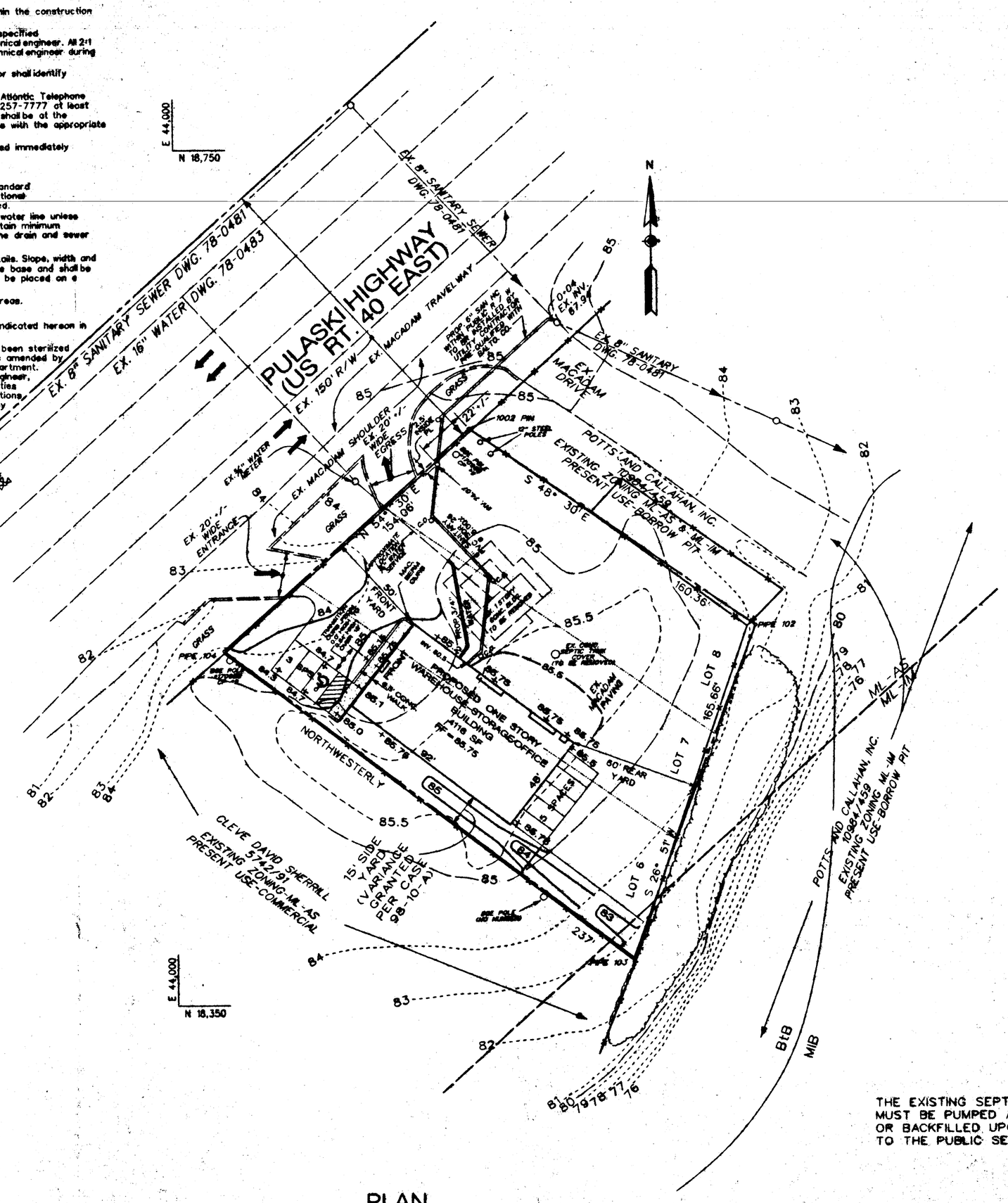
BOWEN & KRON ENTERPRISES, INC.
9315 PULASKI HIGHWAY

BALTIMORE COUNTY, MD
ELECTION DISTRICT NO. 15
COUNCILMANIC DISTRICT NO. 6

SCALE 1"=30'
MWI 97030

GENERAL NOTES

1) The contractor shall inspect the site to determine if any trees, paving, structures, etc. are to be removed prior to placing a bid on such items.
2) The contractor shall clear the project site of all trees, paving, structures, etc. within the construction area unless noted on the plan.
3) Suitable material shall be used as fill and all fill shall be placed and compacted as specified in the soils report prepared for this project or as recommended by the geotechnical engineer. All 2:1 except those associated with landscape berming, must be observed by a geotechnical engineer during earth placement.
4) The location of existing utilities shown hereon is approximate only. The contractor shall identify all utilities to his own satisfaction prior to beginning construction.
5) The contractor shall notify the Baltimore Gas and Electric Company and the Bell Atlantic Telephone Company prior to beginning work shown on these plans. Call Miss Utility at 1-800-257-7777 at least 5 days prior to beginning work. Relocation of electric, gas, or telephone facilities shall be at the expense of the owner. The contractor shall coordinate relocation of these facilities with the appropriate parties.
6) Any damage to offsite rights-of-way, roads, or adjacent property shall be repaired immediately at the expense of the contractor.
7) See architectural drawings for exact building dimensions.
8) All construction onsite shall be done in accordance with the Baltimore County Standard Specifications and Details for Construction dated 1978 and amended and the National Standard Plumbing Code as amended by Baltimore County, unless otherwise noted.
9) The contractor shall maintain a minimum of 4 feet of cover over the proposed water line unless otherwise noted. The contractor shall provide all necessary vertical bends to maintain minimum clearance at crossings with other utilities. The contractor is advised to review the drain and sewer profiles to determine the depth of the water main at crossings.
10) Sidewalk to conform to Plate R-19 of the aforementioned Baltimore County Details. Slope, width and location to be as shown hereon. Sidewalk is to be placed on a 4" crushed stone base and shall be reinforced with wire mesh. Sidewalk extending from building to parking areas to be placed on a 10" crushed stone base and reinforced with wire mesh.
11) Contractor shall provide a minimum of 2' bench behind all curb and gutter in fill areas.
12) Contractor shall place a witness post at the terminus of all utility stubs.
13) Contractor shall provide all pavement markings and signage for handicap spaces indicated hereon in accordance with all applicable regulations.
14) Contractor shall furnish the owner with a letter stating that all water mains have been sterilized and pressure tested in accordance with the National Standard Plumbing Code as amended by Baltimore County and procedures established by the Baltimore County Fire Department.
15) Contractor shall furnish a letter, signed by a Maryland Registered Professional Engineer, certifying to the Baltimore County Plumbing Inspector and the owner that all utilities have been installed in accordance with the Baltimore County Standard Specifications and Details for Construction, the National Standard Plumbing Code as amended by Baltimore County, and these plans.
16) Pavement markings to be "Traffic White."
17) All valves, (> 2") controlling water supplies shall be installed in sectional concrete valve vaults as detailed in the aforementioned Baltimore County Standards. Roadway boxes are not acceptable.
18) See Landscape Plan for all planting details.
19) Contractor shall place 4" minimum topsoil in all landscape areas. Topsoil shall be approved by Landscape Architect.
20) Proposed 6" sanitary house connection within Pulaski Highway and 2.5' inside of property line to be installed by contractor prequalified with Baltimore County. Work to be done under private form of Baltimore County contract. See separate public construction drawing for more specific details of this work.
21) The topography shown hereon was field run by others and is based on assumed vertical datum, which has been adjusted to Baltimore County datum.


E 44,000
N 18,750
EX. 8" SANITARY SEWER DWG. 78-0481
EX. 16" WATER DWG. 78-0483
PULASKI HIGHWAY (US RT. 40 EAST)
EX. 150' R/W
EX. MACADAM TRAVEL WAY
EX. MACADAM SHOULDER
EX. 20' +/- WIDE EXPRESS
EX. 20' +/- WIDE ENTRANCE
EX. 8" F.H. AND VALVE
EX. 8" WATER METER
EX. MACADAM DRIVE
EX. 8" SANITARY DWG. 78-0481
TO-014 EX. INV. 67.9+/-
GRASS
100.5 PIN
POTTS AND CALLAHAN, INC.
EXISTING ZONING: ML-IM
PRESENT USE: BORROW PIT
S 48° 30' E
160.36'
PROPOSED ONE STORY WAREHOUSE-STORAGE BUILDING #116 SF FF=85.75
PROPOSED ASPHALT PAVING
PROPOSED CONC. WALK
PROPOSED CONC. APRON
PROPOSED 10' ASPHALT DRIVE
PROPOSED 6" CONC. WALK
PROPOSED 6" CONC. CURB
PROPOSED 4" CONC. WALK
PROPOSED 4" CONC. CURB
PROPOSED 6" CONC. APRON
PROPOSED 6" CONC. CURB & GUTTER
PROPOSED 4" CONC. APRON
PROPOSED 4" CONC. CURB & GUTTER
PROPOSED 6" CONC. WALK
PROPOSED 6" CONC. CURB & GUTTER
PROPOSED 4" CONC. WALK
PROPOSED 4" CONC. CURB & GUTTER