

TB: JNP
Sae ME
12/15/17 ua
#17-486
\$1500

MARTIN



&

PHILLIPS

DESIGN ASSOCIATES, INC.

LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOSLEY AVENUE, SUITE B1, TOWSON, MARYLAND 21204

December 12, 2017

Mr. Carl Richards, Chief
Baltimore County Zoning Review
Dept. of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, MD 21204

Re: 12047 & 12051 Falls Road
Tax Map 50, Parcels 0230 & 0410
Spirit & Intent Letter – Case No. 01-036-SPH

Dear Mr. Richards:

Pursuant to our meeting with Arnold Jablon on November 13, 2017, and an informal follow-up discussion with you, please permit this letter to serve as documentation and compliance within the Spirit and Intent of above noted Special Hearing Case.

The 8.62 acre property was formerly owned by the G. Edgar Harr Sons' Corporation who operated a well drilling operation and a contractor's equipment storage yard at the noted addresses. The property is comprised of two parcels and is split zoned RC-4 and RC-5. The current property owner is HW Smith Properties, LLC and they operate Carroll Water which is also a well drilling operation with contractor's equipment storage. In 2001 the then deputy zoning commissioner issued Findings of Fact and Conclusion of Law in case #01-036-SPH that the subject properties had been continually used as a well drilling business and contractor's equipment storage yard since 1911 and therefore issued an order approving those non-conforming uses. Exhibits in that case depicted a total number of buildings on the properties at 6 with a total square footage of 9,519 square feet and paved outdoor storage of 57,359.8 square feet. These conditions remain today on the property. There was no recess of the aforementioned uses of the property when it was purchased by HW Smith Properties, LLC.

The current property owner is proposing to demolish 4 of the existing 6 buildings and some of the paved storage yard pavement and construct a new +/-15,000 s.f. "Equipment and Materials Barn". This will result in more of the equipment and materials being enclosed in a building and less stored outside. In addition they propose removing +/-12,632.3 s.f. of paved outdoor storage area. These proposed site changes compare as follows:

Existing Conditions:		Proposed Conditions:	
Buildings -	9,519.0 s.f.	Buildings -	19,606.0 s.f.
Paved Storage -	57,359.8 s.f.	Paved Storage -	44,727.5 s.f.
Total -	66,878.8 s.f.	Total -	64,333.5 s.f.

Spirit & Intent Letter – Case No. 01-036-SPH
December 12, 2017
Page 2

The above computations show a reduction in site coverage by buildings and paved storage areas. Baltimore County's zoning policy manual would permit an increase of 25% or a total of 83,598.5 s.f. coverage of buildings and storage yard areas for the non-conforming uses.

Accordingly, we would ask for your concurrence that the proposed site plan changes and areas devoted to the well drilling business and outdoor storage of materials remain with the spirit and intent of the findings in Case No. 01-036-SPH.

For your convenience I have attached copies of that zoning case and an existing and proposed site plan as described in this letter.

Very truly yours,

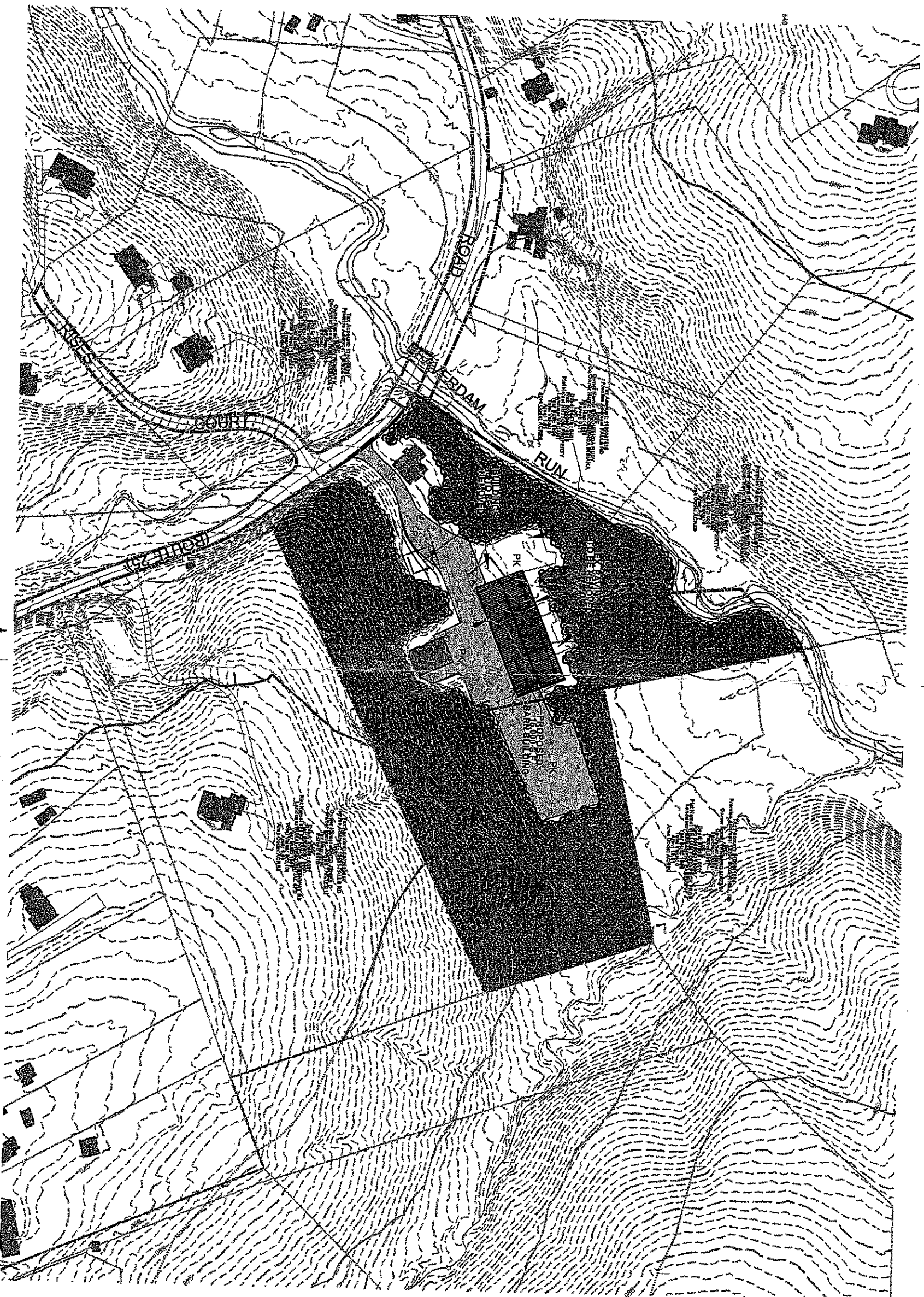


David L. Martin, Principal
Martin & Phillips Design Assoc. Inc.
Attachments:

REVIEWED AND APPROVED:

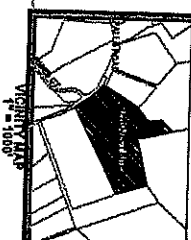
 12/20/17

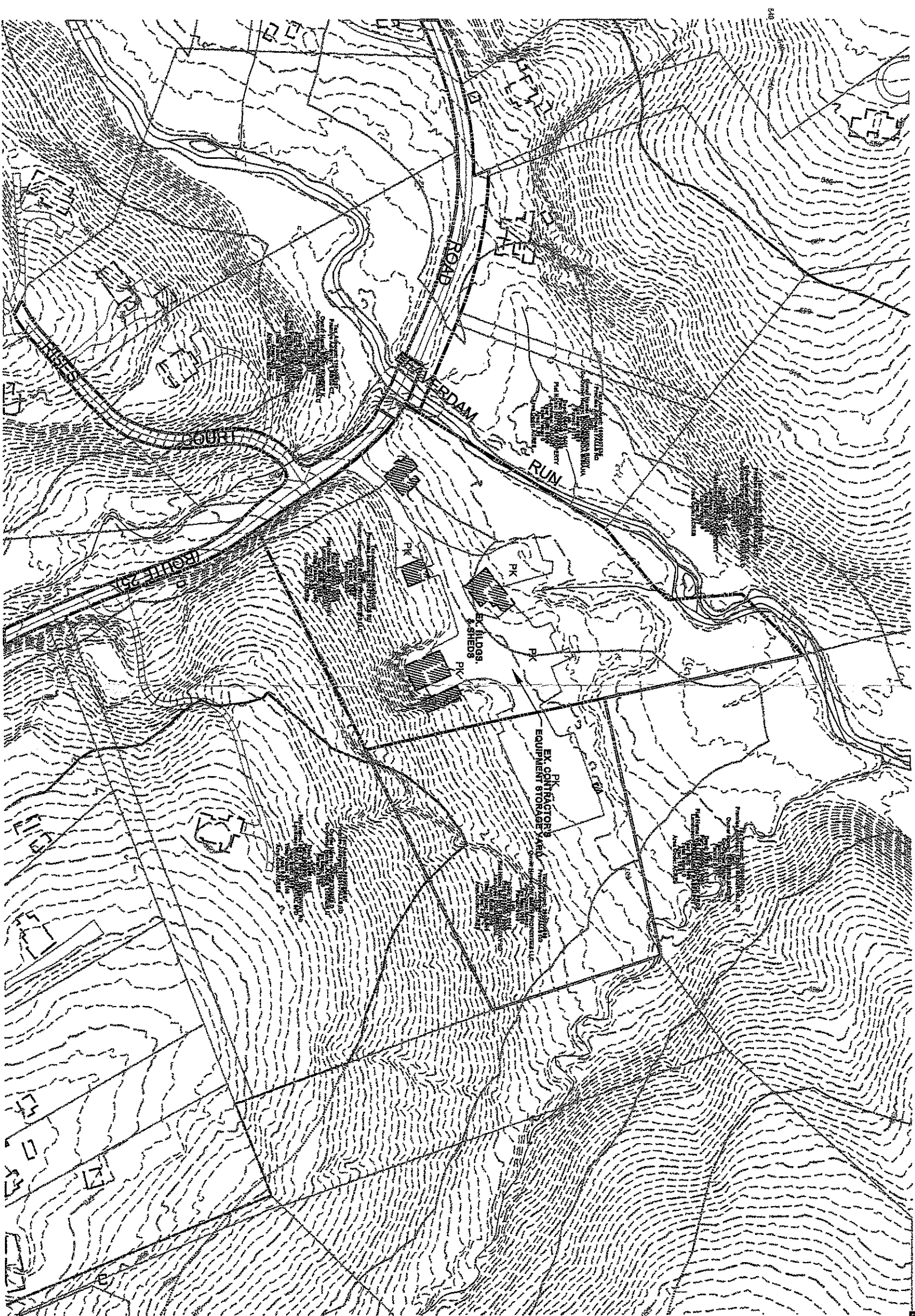
Carl Richards,
Chief, Zoning Review



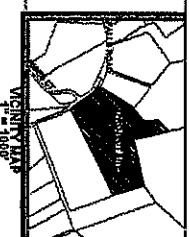
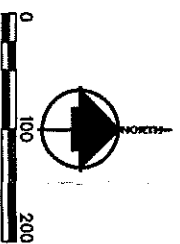
**12047 FALLS ROAD PROPERTY
CONCEPTUAL SITE PLAN**

2001-002524





12047 FALLS ROAD PROPERTY EXISTING SITE CONDITIONS PLAN



IN RE: PETITION FOR SPECIAL HEARING

E/S Falls Road, 450' N

centerline Greenway Road

8th Election District

3rd Councilmanic District

(12051, 12049 & 12047 Falls Road)

G. Edgar Harr Sons' Corporation

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-036-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, G. Edgar Harr Sons' Corporation. The special hearing request is from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a non-conforming use for a well drilling business, including a contractor's storage yard. The property which is the subject of this special hearing request is situated at 12051, 12049 and 12047 Falls Road, in the Cockeysville area of Baltimore County.

Appearing at the hearing on behalf of the special hearing request were Paul Fabiszak, appearing on behalf of G. Edgar Harr Sons' Corporation, James Grammer, appearing on behalf of McKee and Associates, the engineering firm who prepared by the site plan of the property, and Francis X. Borgerding, Jr., attorney at law, representing the Petitioner. There were no protestants at the hearing.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 8.62 acres, more or less, split zoned RC 4 and RC 5. The property is currently occupied by G. Edgar Harr Sons' Corporation, which is a well-known well drilling operation. The subject property is more particularly shown on Petitioner's Exhibit No. 1, the site plan that was submitted into evidence at the hearing. The uncontradicted testimony and evidence offered at the hearing demonstrated that the subject property has been used by the G. Edgar Harr Sons' Corporation as a well drilling business and contractor's equipment storage yard since

ORDER RECEIVED FOR FILING

Date 9/29/00

By J.R. Grammer

1911, up until the present time. The use of the property has been continuous and without interruption and has continued until this date. Based on the testimony and evidence offered, I find that the special hearing to approve the nonconforming use for a well drilling business, including the contractor's storage yard on this 8.62 acre parcel of property should be granted.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of September, 2000, that the Petitioners' Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a non-conforming use for a well drilling business, including a contractor's storage yard, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be filed within thirty (30) days from the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 9/29/00
By R. J. Jemison



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

September 27, 2000

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No 01-036-SPH
Property: 12051, 12049 & 12047 Falls Road

Dear Mr. Borgerding:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been granted in accordance with the enclosed 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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Paul Fabiszak
G. Edgar Harr Sons' Corporation
12047 Falls Road
Cockeysville, MD 21030



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at ^{12051 + 12049}
~~12040~~ and 12047 Falls Road
Cockeysville, Maryland 21030

which is presently zoned R.C.4 & R.C.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a non-conforming use for a well drilling business, including contractors storage yard.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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:

Francis X. Borgerding, Jr.

(Type or Print Name)

Signature

409 Washington Ave., Ste. 600

Address Phone No.

Towson, MD 21204 410-296-6820

City

State

Zipcode

Legal Owner(s):

G. Edgar Harr Sons' Corporation

(Type or Print Name)

Paul M. Farkis PAUL H. FARKISZAK
Signature President

(Type or Print Name)

Signature

12047 FALLS ROAD

Address

410-252-4588

Phone No.

COCKEYSVILLE

City

MD

State

21030

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Francis X. Borgerding, Jr.

Name

409 Washington Avenue, Suite 600

Towson, MD 21204 410-296-6820

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

2-3 hr

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: *mfr*

DATE 7/21/05

ORDER RECEIVED FOR FILING

Date 9/29/05

By *[Signature]*



01-036-SRH



McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

July 10, 2000

**ZONING DESCRIPTION OF
12040 FALLS ROAD
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point on, or in, Falls Road, MD State Route 25, said point being 450 feet +/- northwesterly from Greenway Road, then running with said Falls Road, North 27 degrees 45 minutes 00 seconds West, 163.30 feet; then North 33 degrees 00 minutes 00 seconds West, 75.62 feet; then North 50 degrees 28 minutes 00 seconds West, 83.25 feet; then leaving said Falls Road and running North 38 degrees 53 minutes 00 seconds East, 204.62 feet; then North 40 degrees 38 minutes 00 seconds East, 181.50 feet; then North 57 degrees 53 minutes 00 seconds East, 115.50 feet; then North 51 degrees 53 minutes 00 seconds East, 33.00 feet; then North 03 degrees 23 minutes 00 seconds East, 115.50 feet; then North 52 degrees, 23 minutes 00 seconds East, 118.80 feet; then South 03 degrees 50 minutes 00 seconds East, 305.23; then North 86 degrees 18 minutes 15 seconds East, 411.60 feet; then South 10 degrees 29 minutes 45 seconds East, 289.14; then South 72 degrees 18 minutes 15 seconds West 459.48 feet; then South 69 degrees 33 minutes 00 seconds West, 359.60 feet to the point of beginning.

CONTAINING 8.62 acres of land, more or less.

ALSO KNOWN as 12040 Falls Road, lying in the 8th Election District, Baltimore County, Maryland.



036

01-036-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083554

DATE

ACCOUNT

AMOUNT

RECEIVED

FROM:

FOR:

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTION

TIME

7/21/2009 7/21/2009 14:14:06

REG 4804 CASHIER SMAT DM DRAMER

Dept 5 520 ZONING VERIFICATION

Receipt # 122161

CR NO. 083554

Receipt Tot

250.00

OK

.00

CA

Baltimore County, Maryland

01-036-SP4

CASHIER'S VALIDATION

01-036-SP4

CERTIFICATE OF POSTING

**RE: CASE # 01-036-SPH
PETITIONER/DEVELOPER
(G. Edgar Harr Sons Corp.)
DATE OF Hearing
(9-14-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

12040 & 12047 Falls Road Baltimore, Maryland 21030_____

THE SIGN(S) WERE POSTED ON_____ 8-30-00_____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)

NOTICE OF ZONING 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 #01-008-SPT
12040 and 12047 Falls Road
E/S of Falls Road, 450 feet
N. of centerline, Greenway
Road

8th Election District
3rd Congressional District
Legal Owner(s): G. Edgar
Hart Sons Corporation

Special Hearing: to ap-
prove a non-conforming
use for a well drilling busi-
ness, including contractors
storage yard.

Hearing: Thursday, Sep-
tember 14, 2000 at 2:30
p.m. in Room 106 County
Office Building, 111 West
Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible for
Special Accommodations.
Please contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the file and/or
hearing, contact the Zoning
Review Office at (410) 887-
3381
J178/757 Aug 29, C418446

CERTIFICATE OF PUBLICATION

TOWSON, MD, 8/31, 2000

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 8/29, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING
12040 and 12047 Falls Road, E/S Falls Rd,
450' N of c/I Greenway Rd
8th Election District, 3rd Councilmanic

Legal Owner: G. Edgar Harr Sons' Corporation
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-36 SPD

* * * * *

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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of August, 2000 a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Esq., DiNenna & Breschi, 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

Case # 101036-SPH

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

PLACE, NEWARK, NEW JERSEY
TIME & DATE: 2:00 PM, THURS. SEPT. 14, 1961

SPRING HILLING TO AFFORD A BOUNTIFUL HARVEST, 416.
FOR A KEYS TO THE GARDEN OF KNOWLEDGE, 417.
GARDENING IN THE SPRING, 418.

Postcard advertising is no longer the only connection and could not be made in the past. The postcard is still the only way to reach the customer directly. The postcard is still the only way to reach the customer directly. The postcard is still the only way to reach the customer directly.

12040 & 12047 Falls Road

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-036-SPH

Petitioner: G. Edgar Harr Sons' Corporation

Address or Location: 12040 + 12047 Falls Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Francis X. Bergerling, Jr.

Address: 409 Washington Ave, Ste 600
Towson, MD 21204

Telephone Number: (410) 296-6820

Revised 2/20/98 - SCJ

01-036-SPH



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 9, 2000

NOTICE OF ZONING 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: 01-036-SPH
12040 and 12047 Falls Road
E/S of Falls Road, 450 feet N of centerline Greenway Road
8th Election District – 3rd Councilmanic District
Legal Owner: G. Edgar Harr Sons' Corporation

Special Hearing to approve a non-conforming use for a well drilling business, including contractors storage yard.

HEARING: Thursday, September 14, 2000 at 2:00 p.m. in Room 106 County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon". Below the signature are the initials "GDZ".

Arnold Jablon
Director

C: G. Edgar Harr Sons' Corporation, c/o Paul Fabiszak, 12047 Falls Road, Cockeysville 21030
Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 30, 2000..**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 29, 2000 Issue – Jeffersonian

Please forward billing to:

Francis X. Borgerding, Jr.
409 Washington Avenue
Suite 600
Towson, MD 21204

410-296-6820

NOTICE OF ZONING 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: 01-036-SPH

12040 and 12047 Falls Road

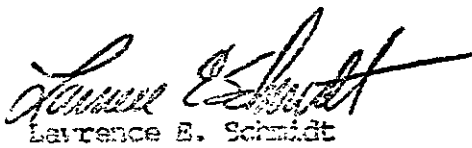
E/S of Falls Road, 450 feet N of centerline Greenway Road

8th Election District – 3rd Councilmanic District

Legal Owner: G. Edgar Harr Sons" Corporation

Special Hearing to approve a non-conforming use for a well drilling business, including contractors storage yard.

HEARING: Thursday, September 14, 2000 at 2:00 p.m. in Room 106 County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

G D Z

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 6, 2000

G. Edgar Harr Sons' Corporation
C/o Paul Fabiszak
12047 Falls Road
Cockeysville, MD 21030

Dear Mr. Harr:

RE: Case Number: 01-036-SPH, 12040 & 12047 Falls Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 21, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Francis X. Borgerding, Jr., Esquire, 409 Washington Ave., Suite 600, Towson
21204
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 17, 2000

FROM: *fw* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 7, 2000
Item Nos. 022, 023, 024, 026, 027, 028
030, 031, 032, 033, 034, 035, 

and

00-550-A, Revised 7/14/2000

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 17, 2000

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 7, 2000
Item No. 025

The Bureau of Development Plans Review has reviewed the subject zoning item. The developer is to dedicate the right-of-way for the cut-back of the property lines at the intersection of Taylor Avenue and Chestnut Avenue at no cost to the county.

Per the Department of Public Works' Design Manual, Road and Streets, Section II, Paragraph I, *"the minimum distance from the property line P.I. at an intersection and the property line chord points shall be a minimum of 10 feet"*.

The issue of on-site parking should be addressed.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

August 8, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: U-HAUL CO. OF BALTIMORE METRO, INC. - 035
E. EDGAR HARR SONS' CORPORATION - 036

Location: DISTRIBUTION MEETING OF JULY 31, 2000

Item No.: #035 & 036

Dear Ms. Stephens:

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

**NO REVIEW - NO PLANS PROVIDED.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

RECEIVED

AUG 11 2000

DEPT. OF FAMILY AND
DEVELOPMENT SERVICES

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *ac/RBS*

DATE: September 11, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of July 31, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
024	7103 Milford Industrial Road
025	2900 Taylor Avenue
027	3825 Blenheim Road
028	700 Western Run Road
030	12324 Michaelsford Road
031	412 Bloomsbury Avenue
032	2306 Shaded Brook Drive
036	12040 & 12407 Falls Road
550 Revised	Phillips Purchase

Jim
9/14

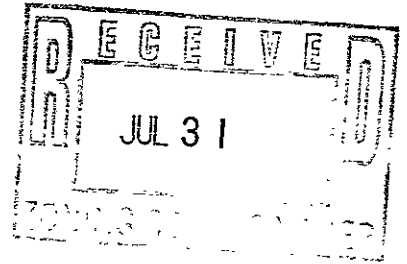
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 31, 2000

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



SUBJECT: Zoning Advisory Petition(s): Case(s) 00- 550, 01-031, 6 and 028, 01-030, 01-032, 01-036.

The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

A handwritten signature in black ink, appearing to read "Mark A. Cunningham", written over a horizontal line.

Section Chief:

A handwritten signature in black ink, appearing to read "Gary L. Kerns", written over a horizontal line.

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.31.00

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

RE: Baltimore County
Item No. 036 MJK

Dear Ms. Jackson:

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

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

Case Number

51-036-SPH

PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

[illegible]

01-036

WCR called

Frank —

need new

forms — ZADM

forms too old

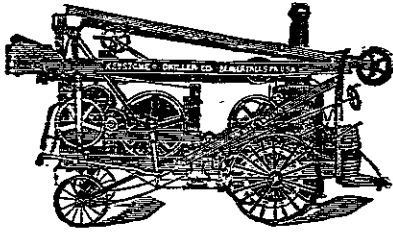
Jgh

8/4/00

M *W. T. White*
r. Frank A. Bonsal,

Cockeysville, Md., May ~~20~~ ²⁸ 1919

Dr.



PHONE, TOWSON 42-K

To G. EDGAR HARR
ARTESIAN WELL DRILLER
AGENT FOR HIGH-GRADE PUMPS

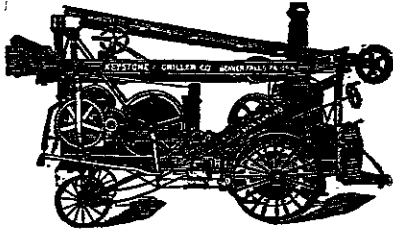
RESIDENCE, BROOKLANDVILLE

To Artesian well ⁹53 ft, at \$4.00 per ft. \$212.00
1 Red Jacket pump 48.50

\$260.50

Cockeysville, Md., Oct 11 1919

M *L. E. Clement* Dr.



PHONE, TOWSON 42-K

To G. EDGAR HARR
ARTESIAN WELL DRILLER
AGENT FOR HIGH-GRADE PUMPS

RESIDENCE, BROOKLANDVILLE

To 1 Artesian Well 33 ft @ \$3.00 99.00
2 feet casing extra @ \$1.00 2.00
1 Red Jacket Pump 37.75
Installing pump 5.00

\$143.75

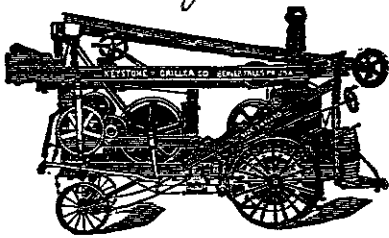
Pet Ex 3

Cockeysville, Md.,

July 11

191 *9*

M *Gump's Falls Quarry Co* Dr.



To G. EDGAR HARR
ARTESIAN WELL DRILLER
AGENT FOR HIGH-GRADE PUMPS

PHONE, TOWSON 42-K

RESIDENCE, BROOKLANDVILLE

*To 123 feet blast holes @ 2.50
moving machine*

307.50

75.00

382.50

E. side Falls Rd. at Beaver Dam
1/2 Mi. N. Broadway

8341

COUNTY COMMISSIONERS OF BALTIMORE COUNTY

Towson, Maryland, September 1 1939

To G. Edgar Harr

R. F. D.

Cockeysville, Md.

This is to notify you that it is the purpose of the County Commissioners for Baltimore County to reassess to you for the levy of 1940, the land, buildings and personal property situate in the 8 District of this County, and that on the 13 day of Sept., 1939, between 10 A. M. and 1 P. M., you will be given an opportunity to make such statement or present such proof as you may desire touching the subject-matter of the assessment as listed below.

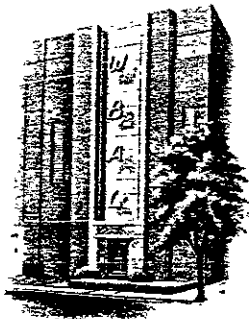
You need not appear before the said Board on the said date, unless you intend to object to the proposed assessment.

New Assessment	Land - - - -	\$ 1000
Recommended by the	Buildings - - - -	2900
Assessors	Total - - - -	3900 ✓
Proposed Assessment	Tangible	
	Personal Property -	\$

After the time for hearing has elapsed, the County Commissioners will take action according to their best judgment and information in the premises.

FOR THE COUNTY COMMISSIONERS,

JAMES G. SELFE, Clerk.



WBAL • WBAL-TV

50,000 WATTS 1090 KC CHANNEL 11
2610 NORTH CHARLES STREET • HOPKINS 7-3000
BALTIMORE 18, MARYLAND

July 8, 1957

G. Edgar Harr & Son
Falls Road
Cockeysville, Md.

Dear Sirs:

Just a note to tell you that I appreciate very much the wonderful job your men did digging our well at Woodstock. And thanks, too, for the tour of your place, conducted by your office manager. I found it very interesting.

I am enclosing several pictures of your rig in operation.

I hope to have the opportunity soon of discussing the possibility of your using our WBAL farm programming as an aid to increasing your business. I feel that we have something that will be of value to you, and will be glad to come out at your convenience.

Cordially,

Conway Robinson
Farm Program Director

cr/sg
Enclosures

G. EDGAR HARR SONS
ARTESIAN WELL DRILLERS
TOWSON 873-W
COCKEYSVILLE, MD.

TOWSON, MD. Dec. 10 1947 No. 3164

Bank of Baltimore County 65-222

PAY TO THE
ORDER OF

Ch. P. Lockwood Co. \$22.29
100

EXACTLY \$22.29 CTS. DOLLARS

William L. Hance
Charles E. Hance

FRANK W. DRYDEN & SONS

OILS AND GREASES

Braddish Avenue and Western Maryland Railroad

Baltimore, Md.

Jan. 31, 1942

G. Edger Harr & Son
Cockeysville, Md.

Dec. 31, 1941

Balance

36.00

PAID
FRANK W. DRYDEN & SONS

PER

36.00
*John J. Harr**Return Receipt*

We render a statement at the beginning of each month. IF NOT CORRECT please advise us immediately.

OFFICE PHONE:
CALVERT 4918

RESIDENCE PHONE:
ARBUTUS 263.W

SABOCO PUMP COMPANY

Manufacturers and Distributors of

HAND AND POWER PUMPS

WOOD PUMPS, WATER SYSTEMS, WELL SUPPLIES

121 LIGHT STREET, BALTIMORE, MD. January 31st 1942 194

PUMPS FITTED
FOR ANY DEPTH
OF WELL

SOLD
TO

G. Edgar Harr & Sons,
Cockeysville, Md.

BACK ORDER FROM
SHIPPED TO
ADDRESS
SHIP VIA
YOUR ORDER NO. call
INVOICE No. 213-2243

TERMS 2% 10 DAYS, 30 DAYS NET. 6% INTEREST AFTER 30 DAYS.

QUANTITY	DESCRIPTION	AMOUNT	DISCOUNT	TOTAL
1	#167 Myers Hand Pump	11.00		
1	1-1/4 All Brass foot valve	2.20		
		13.20	25%	9.90

Return Receipt
PAID
2-17-42
THE SABOCO PUMP CO.



Falls Road Community Association
P.O. Box 555 Brooklandville, Maryland 21022

ESTABLISHED
1947

February 22, 2000

Pet Bx 4

Francis X. Borgerding, Jr., Esquire
Mercantile Building-Suite 600
409 Washington Avenue
Towson, Maryland 21204

Re: G. Edgar Harr Sons' Corporation
12047 Falls Road
Cockeysville, Maryland 21030
2000 Comprehensive Zoning Map-Process Issue #3-061

Dear Frank:

This will acknowledge receipt of your letter of February 11, 2000 to John Meredith, who is President of the Falls Road Community Association, Inc.

The G. Edgar Harr Sons' Corporation request was considered at the Falls Road Community Association meeting on February 17th. After discussion of your February 11th letter, and the facts brought out our meeting in your office, the board unanimously agreed as follows:

1. That the CZMP Zoning Issue #3-061, which would transfer the Harr property from RC4 (watershed) to ML (Manufacturing Light) would be opposed by the Falls Road Community Association because:

- a. The requested change in zoning is totally inconsistent with the intention of the zoning to protect watershed in this area
- b. It is inconsistent with all other zoning for a significant distance in any direction.
- c. The Falls Road Community Association does not have the capability to effectively enforce covenants in perpetuity, such as would be required under your proposal.

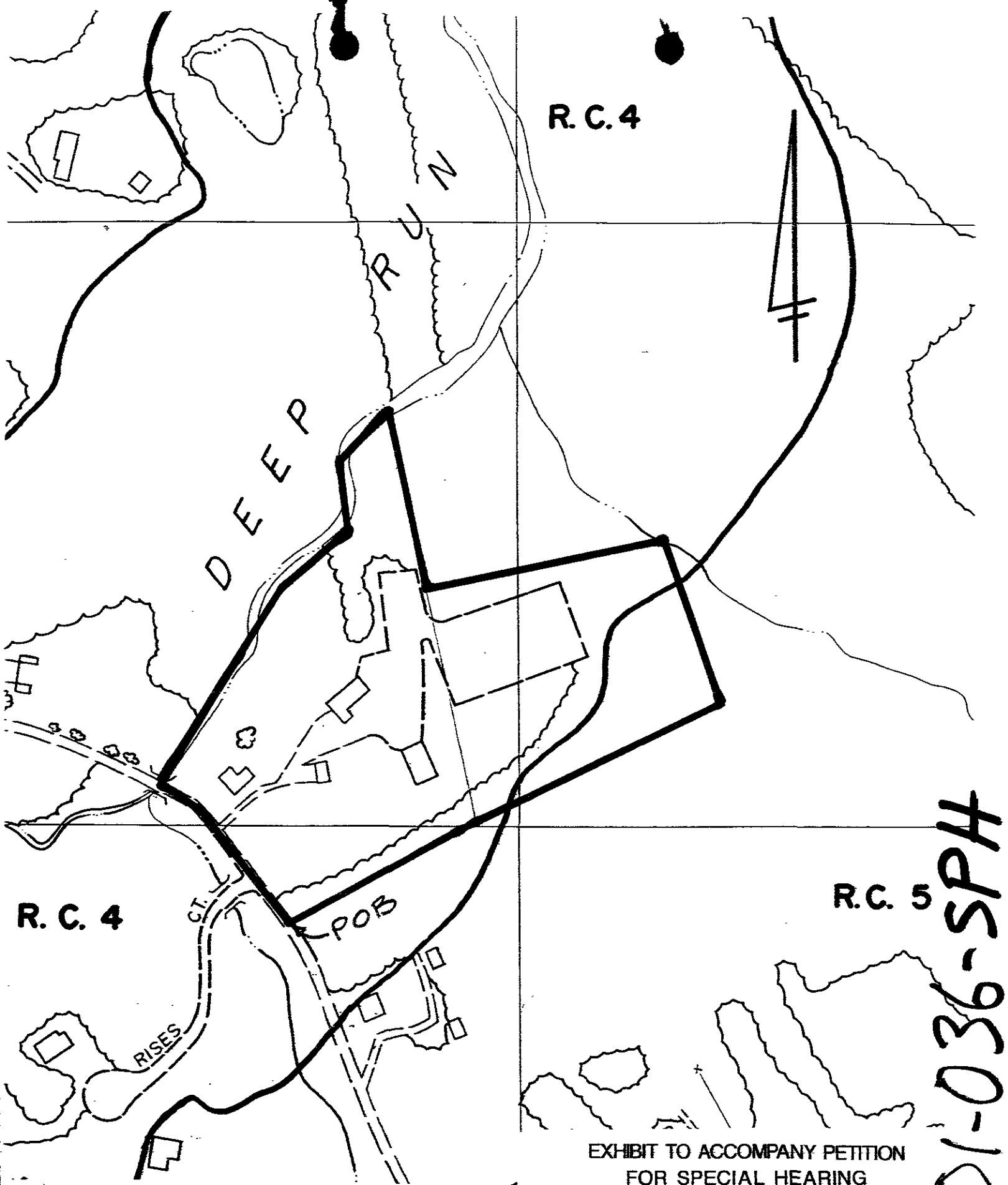
2. The Falls Road Community Association would agree to support the Harr Corporation in their filing of a petition for non-conforming use as long as it was accompanied by their agreement that the business would remain essentially as it is at the present time, namely well drilling and pump service business.

In short, the FRCA believes that the petition for non-conforming use is the appropriate remedy for your client. Please advise if you need any further information in this matter.

Very truly yours,

H. George Meredith, Jr.

HGM/tb



01-036-SPH

#036

McKEE & ASSOCIATES, INC.

Shawan Place • 5 Shawan Road
Hunt Valley, Maryland 21030
410.527.1555

EXHIBIT TO ACCOMPANY PETITION
FOR SPECIAL HEARING

12040 FALLS ROAD

8TH ELECT. DIST. BALTO. CO., MD
PORTION OF 200 SCALE ZONING MAP NW 12D

DATE : 10 / 27 / 99
REV : 7/10/00

