

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – W/S Race Road,
550' S of the c/l Golden Ring Road
(800 Race Road)
15th Election District
6th Council District

Leonard A. Kraus, Sr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-255-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Leonard A. Kraus, Sr., and his wife, Ruth N. Kraus, through their attorney, T. Wray McCurdy, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved site plans in prior Cases Nos. 80-138-A, 89-374-A and 95-467-A to reflect the proposed addition, and a variance from Sections 102.2, 238 and 258 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 0 feet in lieu of the required 30 feet, and a distance between buildings of 40 feet in lieu of the required 60 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing on behalf of the Petitioners were Harry Gamber, Richard Truelove, Professional Engineer who prepared the site plan for this property, Paul Botzler, Professional Engineer who prepared the building elevation drawings of the proposed addition, and T. Wray McCurdy, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the west side of Race Road, just south of Golden Ring Road, not far from the Baltimore Beltway (I-695). The property consists of a gross area of 4.800 acres, more or less,

ORDER RECEIVED FOR FILING

Date

By

2/21/06
By [Signature]

zoned M.H.-I.M., and is improved with a series of warehouse-type buildings which have been owned and utilized by the Petitioners for Mr. Kraus' manufacturing business for many years. Testimony indicated that Mr. Kraus' business manufactures metal stud walls and related materials. As shown on the site plan, the northern end of the property is improved with a two-story stucco building which is used for storage and also contains the manufacturing plant and office space. A two-story frame storage building is located towards the center of the site and two other attached buildings are located towards the southern end of the property; a one-story storage warehouse, and an attached one-story service garage. In addition, a small office trailer is attached to the existing one-story warehouse building. Lastly, the rear of the property features a 12,000 sq.ft. annex building. In addition, the site contains a parking field to accommodate all of these uses.

As noted above, the property has a significant zoning history. Variance relief was granted in Case No. 80-138-A to permit a side yard setback of 10 feet and a rear yard setback of 0 feet in lieu of the required 30 feet each, and a distance between buildings of 40 feet in lieu of the required 60 feet for the original plant/storage building and the two-story frame storage building in the center of the property. As shown on the site plan, the rear of the plant/storage building immediately abuts the rear property line of the subject property. In Case No. 89-374-A, variance relief was granted to permit a distance between the two-story frame building and the one-story warehouse/service garage building of 50 feet in lieu of the required 60 feet, and a waiver of landscape and storm water management requirements. Finally, in Case No. 95-467-A, variance relief was granted to allow the construction of the warehouse annex to the rear of the site, 20 feet from the rear property line.

Under the current proposal, the Petitioners propose to raze the two-story frame storage building in the center of the site and the office trailer and in their place, construct an 80' x 100' addition to the original two-story stucco storage building. It was indicated that the new addition is necessary to provide more internal storage space. As more particularly shown on the plan, the proposed addition will be built to conform to the rear wall of the existing building, thereby maintaining the existing 0-foot setback to the rear property line along that portion of the site.

Moreover, identical variance relief to what was previously granted is needed for the proposed addition so as to allow its exterior wall to be located as close as 40 feet to the adjacent one-story warehouse/service garage building. Special hearing relief is requested to approve these amendments to the previously approved site plans.

Based upon the testimony and evidence presented, I am persuaded to grant the relief. It is to be noted that the two variances that are being requested for the proposed addition are identical to the relief previously granted in Case No. 89-374-A. Thus, the new addition will be no closer to the property line and no closer to the adjacent structures than is presently the circumstances. Moreover, the building elevation drawing submitted at the hearing as Petitioner's Exhibit 2, shows that the proposed addition will be similar in architectural style to existing improvements. In my judgment, the proposed improvements represent an upgrade to the site and will consolidate some of the uses within one building. I am further persuaded that the Petitioners have complied with the special exception requirements of Section 502.1 of the B.C.Z.R. as to the special hearing relief, and Section 307.1 of the B.C.Z.R. for variance relief to be granted.

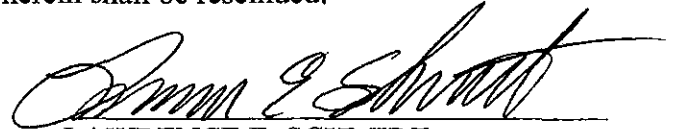
Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of February, 2001 that the Petition for Special Hearing to approve an amendment to the previously approved site plans in prior Cases Nos. 80-138-A, 89-374-A and 95-467-A to reflect the proposed improvements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 102.2, 238 and 258 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 0 feet in lieu of the required 30 feet, and a distance between buildings of 40 feet in lieu of the required 60 feet, for the proposed addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

ORDER RECEIVED FOR FILING
Date 2/21/01
By [Signature]

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By

2/21/05
Bjorklund



Baltimore County
Zoning Commissioner

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

February 21, 2001

T. Wray McCurdy, Esquire
101 Eastern Avenue
Baltimore, Maryland 21221

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
W/S Race Road, 550' S of the c/l Golden Ring Road
(800 Race Road)
15th Election District – 6th Council District
Leonard A. Kraus, Sr., et ux - Petitioners
Case No. 01-255-SPHA

Dear Mr. McCurdy:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing and Variance have been granted, in accordance with the attached Order.

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Leonard A. Kraus, Sr.
10901 Juniper Road, Kingsville, Md. 21087
Mr. Richard Truelove, 406 W. Pennsylvania Avenue, Towson, Md. 21204
People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 800 Race Road

which is presently zoned MH-1M

This Petition shall be filed with the Department of Permits and 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 an Amendment to the previous site plans approved in Zoning Cases #80-138, #89-374, and #94-109

75-467
amended

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

T. Wray McCurdy
Name - Type or Print

Signature

Company

101 Eastern Avenue

410-686-2200

Address

Baltimore

MD

Telephone No.
21221

State

Zip Code

Legal Owner(s):

Leonard A. Kraus, Sr.

Name - Type or Print

Signature

Ruth N. Kraus

Name - Type or Print

Signature

10901 Juniper Road

410-391-8020

Address

Kingsville, MD

City

State

Telephone No.

21087

Zip Code

Representative to be Contacted:

Richard Truelove, P.E.

Name

406 W. Pennsylvania Avenue

Address

Towson

City

MD

State

410-323-5279 ext
410-494-4914 day

Telephone No.

21204

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

BK

Date

12/21/00

ORDER RECEIVED FOR FILING

Date

12/15/98

By

Case No. 01-255-SHA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 800 Race Road

which is presently zoned MH-IM

This Petition shall be filed with the Department of Permits and 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) 102.2, 238 and 258 to permit a rear yard of 0' in lieu of required 30'; and to permit a distance between buildings of 40' in lieu of the required 60'.

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

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

T. Wray McCurdy

Name - Type or Print

Signature

Company

101 Eastern Avenue

410-686-2200

Address

Baltimore

MD

Telephone No.

21221

State

Zip Code

Legal Owner(s):

Leonard A. Kraus, Sr.

Name - Type or Print

Signature

Ruth N. Kraus

Name - Type or Print

Signature

10901 Juniper Road

410-391-8020

Address

Telephone No.

Kingsville, MD

21087

City

State

Zip Code

Representative to be Contacted:

Richard Truelove, P.E.

Name

406 W. Pennsylvania Avenue

410-323-5279

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

Case No. 01-255-SPHA

ORDER RECEIVED FOR FILING

Date 9/15/98

RICHARD J. TRUELOVE, P.E., INC.

CIVIL ENGINEER

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204-4228

(410) 494-4914
FAX (410) 296-5326

ZONING DESCRIPTION

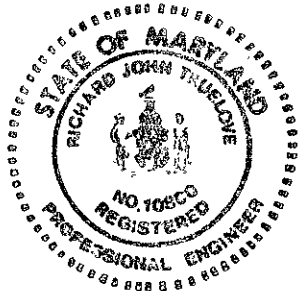
Beginning for the first at a point on Race Road extended, said point being Southwesterly 561 feet more or less from the intersection of the centerline of Golden Ring Road with the centerline of Race Road extended. Running thence and binding on the outlines of the property of the petitioners herein the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

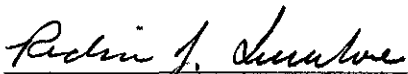
- (1) South 29° 37' 12" West 222.89 feet thence,
- (2) South 33° 24' 12" West 142.32 feet thence,
- (3) By a curve to the left with a radius 6131.20 feet, a length of 477.47 feet, and a chord bearing South 65° 49' 26" West 477.33 feet thence,
- (4) North 58° 39' 10" West 85.81 feet thence,
- (4) North 12° 09' 40" West 191.42 feet thence,
- (4) North 47° 41' 20" East 307.02 feet thence,
- (4) North 84° 01' 26" East 299.92 feet thence,
- (4) North 18° 47' 50" East 110.19 feet thence,
- (5) South 69° 33' 02" East 188.64 feet, to the place of beginning.

Containing 209,088 square feet, or 4.800 acres of land, more or less.

Being all of that property recorded in the land records of Baltimore County in Liber 5396 at Folio 257. Located in the Fifteenth Election District, and Sixth Councilmanic District, of Baltimore County, Maryland. Also known as 800 Race Road.

November 20, 2000
reports\zondesc\2000024




Richard John Truelove P.E.

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: #01-255-SPHA

800 Race Road

W/S Race Road, 550' S of centerline Golden Ring Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Ruth N. & Leonard A. Kraus, Sr.

Special Hearing: amendment to the previous site plans approved in zoning cases 80-138, 89-374 and 94-469. **Variance:** to permit a rear yard of zero feet in lieu of the required 30 feet; and to permit a distance between buildings of 40 feet in lieu of the required 60 feet.

Hearing: Friday, February 16, 2001 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Ave.

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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/014 Feb. 1

C447445

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/1/, 2001

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 2/1/, 2001.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2/13/01
16

RE: Case No.: 01-255-SPHA

Petitioner/Developer: KRAUS, ETAL

c/o T. WRAY McCURDY

R-TRUVELOVE

Date of Hearing/Closing: 2/16/01

FRI. @
2 PM

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 #800 RACE ROAD

The sign(s) were posted on

1/30/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/2/01

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

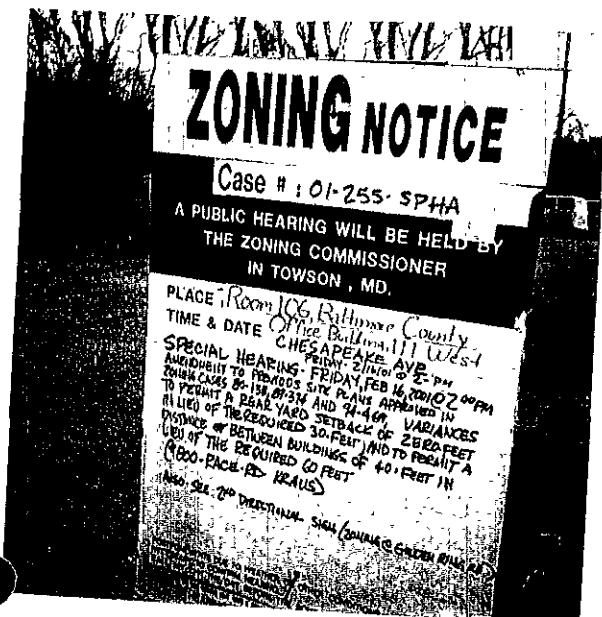
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



01-255 SPHA
800 Race Rd.

2/2/01

2/16/01 @ 2 PM

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
800 Race Road, W/S Race Rd,
550' S of c/I Golden Ring Rd
15th Election District, 6th Councilmanic

Legal Owner: Leonard A. & Ruth N. Kraus
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-255-SPHA

* * * * *

ENTRY OF APPEARANCE

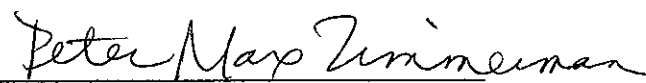
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 19th day of January, 2001 a copy of the foregoing Entry of Appearance was mailed to T. Wray McCurdy, Esq., 3607 Jackson Cabin Road, Jacksonville, MD 21131, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 30, 2001 Issue – Jeffersonian

Please forward billing to:

Richard Truelove, P.E., Inc.
406 W. Pennsylvania Avenue
Towson MD 21204

410 494-4914

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: 01-255-SPHA

800 Race Road

W/S Race Road, 550' S of centerline Golden Ring Road

15th Election District – 6th Councilmanic District

Legal Owners: Ruth N. & Leonard A. Kraus, Sr.

Special Hearing amendment to the previous site plans approved in zoning cases 80-138, 89-374 and 94-469. Variance to permit a rear yard of zero feet in lieu of the required 30 feet; and to permit a distance between buildings of 40 feet in lieu of the required 60 feet.

HEARING: Tuesday, February 13, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

G>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

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

January 10, 2001

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: 01-255-SPHA
800 Race Road
W/S Race Road, 550' S of centerline Golden Ring Road
15th Election District – 6th Councilmanic District
Legal Owners: Ruth N. & Leonard A. Kraus, Sr.

Special Hearing amendment to the previous site plans approved in zoning cases 80-138, 89-374 and 94-469. Variance to permit a rear yard of zero feet in lieu of the required 30 feet; and to permit a distance between buildings of 40 feet in lieu of the required 60 feet.

HEARING: Tuesday, February 13, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "GJZ" written below it.

Arnold Jablon
Director

C: T. Wray McCurdy, 101 Eastern Avenue, Baltimore 21221
Ruth N. & Leonard A. Kraus, Sr., 10901 Juniper Road, Kingsville 21087
Richard Truelove, P.E. 406 W. Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 29, 2001.**
(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.



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Cell: 410-499-7940
Pager: 410-373-9662
Work: 410-288-3284

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

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/neighbors 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: 01-255-SPHA
Petitioner: LEONARD A. KRAUS
Address or Location: 800 RACE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD TRUEWEE P.F. INC.
Address: 406 W. PENNSYLVANIA AVENUE
TOWSON MD. 21204
Telephone Number: 410-494-4914



Baltimore County
Department of Permits and
Development Management

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

February 12, 2001

T Wray McCurdy
101 Eastern Avenue
Baltimore MD 21221

Dear Mr. McCurdy:

RE: Case Number: 01-255-SPHA, 800 Race Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 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. 602
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Ruth N & Leonard A Kraus Sr., 10901 Juniper Road, Kingsville MD 21087
Richard Truelove PE, 406 W Pennsylvania Avenue, Towson 21204
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2001
Item Nos. 251, 252, 253, 254, 255, 256,
257, 259, 260, 261, 262, 263, 264, and
265

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

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

January 9, 2001

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: SEE BELOW

Location: DISTRIBUTION MEETING OF January 8, 2001

Item No.: 251, 254, 255

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.

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

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

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MC/RBS*

DATE: January 19, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of January 8, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
251	2855 Lodge Farm Road
254	6311 Sherwood Road
255	800 Race Road
257	2005 Security Boulevard
258	15505 Carroll Road
259	10407 Vincent Road
261	1018 Wagner Road
262	15 Hanover Road 10 Westminster Pike
263	9639 Belair Road
265	1678 Bullock Circle

hp
2/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 1, 2001

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

SUBJECT: 800 Race Road

FEB - 2

INFORMATION:

Item Number: 01-255

Petitioner: Leonard A. Kraus

Zoning: MH-IM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the requested variances providing the subject property is cleaned up and maintained in a neat and orderly manner.

Prepared by: Mark A. Cunniff

Section Chief: Jeffrey M. Long

AFK:MAQ



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.10.01

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

RE: Baltimore County
Item No. 255 BR

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration 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,

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



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

January 18, 2001

Patrick M. O'Keefe
Land Development Consultants
523 Penny Lane
Hunt Valley MD 21030

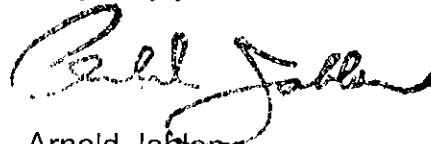
Dear Mr. O'Keefe:

RE: Case Number 01-255-SPHA, 800 Race Road

The above matter, previously scheduled for Tuesday, February 13, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, has been postponed at your request. The hearing has been **rescheduled for Friday 16, 2001 at 2:00 p.m. in room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.**

If you need further information or have any questions, please do not hesitate to contact George Zahner at 410-887-3391.

Very truly yours,



Arnold Jablon
Director

AJ: gdz

C: T. Wray McCurdy, 101 Eastern Avenue, Baltimore 21221
Ruth & Leonard Kraus, Sr., 10901 Juniper Road, Kingsville 21087
Richard Truelove, PE, 406 W. Pennsylvania Avenue, Towson 21204



PATRICK M. O'KEEFE410-905-8571
410-666-0929-FAX523 PENNY LANE
HUNT VALLEY, MD 21030**Land Development Consultants**

1/17/01

GEORGE ZAHNER
ZONING REVIEW OFFICE
BALTO. COUNTY P.D.M.
111-W. CHESAPEAKE AVE.
TOWSON, MD. 21204RE:
CASE NUMBER-01-255-SPHA
800 RACE ROAD
RUTH & LEONARD KRAUS, SR.
POSTPONEMENT

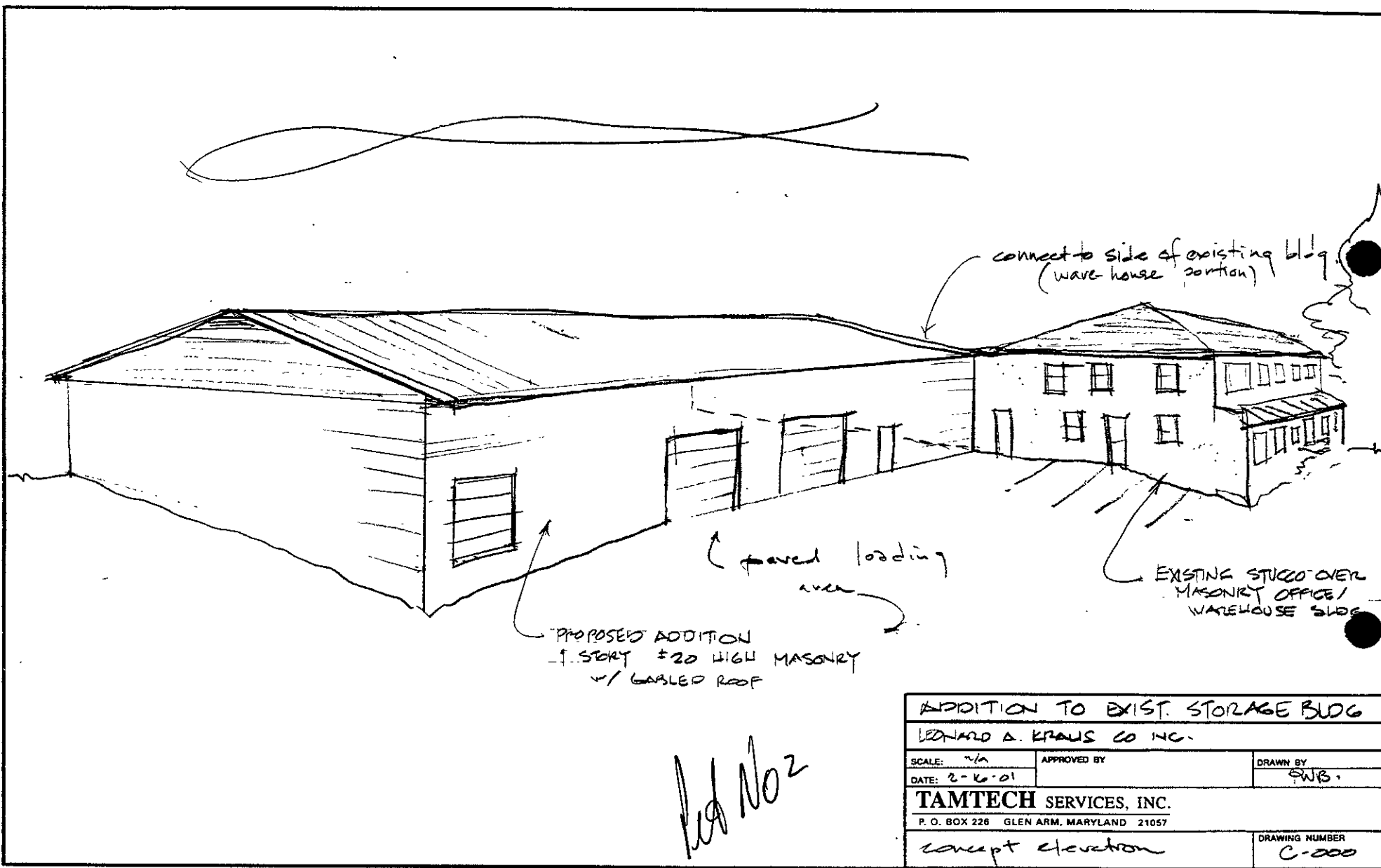
GEORGE,

SINCE THERE HAVE BEEN CONFLICTS IN SCHEDULES,
THE APPLICANTS AND THEIR ATTORNEY HEREBY REQUEST
A POSTPONEMENT FROM THE FEBRUARY 13, 2001 DATE.
PER OUR CONVERSATION, IF THE HEARING COULD BE
RESCHEDULED FOR FEBRUARY 16, 2001 AT 2:00 P.M.,
ALL PARTICIPANTS WOULD BE AVAILABLE. PLEASE
REVIEW AVAILABILITY AND ADVISE THE PETITIONERS
AND THEIR ATTORNEY AT YOUR CONVENIENCE.

yours truly
Patrick M. O'Keefe

CC- M^cCURDY
KRAUS
TRUDELVE

Post-It [®] Fax Note	7671	Date	1/17/01	# of pages	1
To	GEORGE ZAHNER				
Co./Dept.	P.D.M.				
Phone #					
Fax #	887-2824				
From	O'K				
Co.					
Phone #	512-4621				
Fax #					



D.R. 5.5

AVE.

KELSO

E 390

ROAD

RACE

ML-1M

MH-1M

4 TRACKS ELECTRIFIED

SCALE

1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY

STEMMERS RUN

N.E.
3-G

255

