IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
N/W Corner of West Road
and York Road
9th Election District
5th Councilmanic District
(1050 York Road)

Leonard J. Ruck, Inc. <u>and</u>
Ruck Towson Funeral Home, Inc
Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 03-517-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner on a Petition for Variance and Petition for Special Hearing for the property located at 1050 York Road in Towson. The Petition was filed by Leonard J. Ruck, Inc., Property Owner and Ruck Towson Funeral Home, Inc. Variance relief is requested from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 10 ft. in lieu of the required 30 ft. for a proposed garage. Special Hearing relief is requested to approve an amendment to the previously approved site plan in Case No. 95-079-SPH, to show the relocation of the existing York Road entrance, a proposed 108 ft. x 36 ft. garage for storage of business vehicles and the construction of a porte cochere (car port) at the front entrance to the building with additional customer parking. The subject property and requested relief are more particularly shown on the plat to accompany the petition for Special Hearing and Variance marked as Petitioners' Exhibit No. 1.

Appearing at the requisite public hearing held for this case were Michael J. Ruck, Jr., Michael J. Ruck, Sr., and Earl L. Lang, all on behalf of the Ruck Towson Funeral Home, Inc., the Petitioners. Also present was Paul Lee, the engineer who prepared the site plan and Frank X. Borgerding, Jr., Esquire, the attorney who represented the Petitioners. There were no protestants or other interested persons present.

Jalo 3 Signess The subject property is an irregularly shaped parcel with frontage on York Road just south of the Baltimore Beltway in Towson. The property is the site of the Ruck Towson Funeral Home, a landmark Towson business that has been at this location for many years. The property is a unique parcel, owing to the fact that public streets bound it on all four sides. As noted above, the property fronts York Road to the east. Additionally, the right-of-way to the Baltimore Beltway east bound lanes (I-695) abuts the property to the north and West Road lies adjacent to the property to the south. To the rear (west), the property abuts the entrance ramp to the eastbound lanes (inner-loop) of the Baltimore Beltway.

The property is approximately 2.68 acres in net area, zoned "B.R". It is improved with an existing L-shaped building, which is used as a funeral home. In addition to the main building, there is an existing one-story crematorium building and a small garage. A lot to the rear of these buildings provides parking. As noted above, this property has been used by the Ruck Funeral Home for many years.

The Petitioners propose a series of improvements to the site. The first improvement will be the construction of a 108 ft. x 36 ft. garage to the extreme rear of the property. The garage will be utilized as garage storage for vehicles used with the business. It will not provide a parking area for visitors to the site. The garage has been located as far to the rear of the property as possible, so as to disrupt and eliminate a minimum amount of parking spaces. Variance relief is requested to permit a 10 ft. setback in lieu of the required 30 ft. It is to be noted that the rear property line abuts a wooded area, which separates this parcel from the entrance ramp to the Baltimore Beltway.

In addition to the construction of the garage in the rear of the property, the Petitioners have also proposed improvements to the front of the property. Presently, there are two means of access to the property. One point of access is by way of an existing curb cut on York Road and

the other by way of a curb cut on West Road. In order to provide better traffic circulation, the Petitioners propose to relocate the means of access from York Road. As more particularly shown on the plan, the relocated driveway will be constructed from the front of the property abutting York Road. The new curb cut will be a right-turn in and right-turn out only, in that access will not be available because of the median to traffic north bound on York Road. Apparently, the location of this driveway has been designed in view of anticipating improvements to the York Road Bridge over the Baltimore Beltway. In this regard, it was indicated that that bridge will be reconstructed as a capital project in the next several years. The driveway has been located in accordance with those plans. In addition to the driveway, two parking areas will be installed to the front and side of the building. This will provide additional parking spaces. Presently, there are 95 parking spaces. However, once additional lots are completed, there will be 151 spaces. Testimony offered was that additional spaces are needed to accommodate the active nature of the business. Indeed, some funeral services are highly attended and parking can be problematic.

Finally, a driveway will be installed immediately adjacent to the front of the building facing York Road. A proposed porte cochere (carport) will be constructed. This will provide an area where visitors to the site can exit their vehicles while being shielded from inclement weather. This will also assist with the funeral services and processions, which leave the property.

Variance relief is requested for the proposed garage as described above. Additionally, special hearing relief is requested to amend the previously approved site plan in Case No. 95-079-SPH. In that case, a crematory building was approved. Additionally, special hearing relief is requested to show the relocation of the existing York Road entrance and the construction of the new parking lot driveway and porte cochere.

Based on the testimony and evidence presented, I am persuaded that relief should be granted. In my judgment, the Petitioners have complied with the requirements of Section 307 of the Baltimore County Zoning Regulations for variance relief. Moreover, the Petitioners' overall development of the site is appropriate.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this $\frac{940}{100}$ day of July, 2003, that the Petitioners' request for variance relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 10 ft. in lieu of the required 30 ft. for a proposed garage, be and is hereby GRANTED.

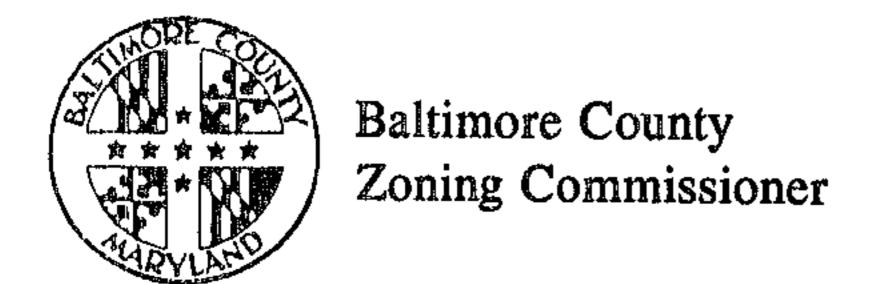
IT IS FURTHER ORDERED, that the special hearing relief requested, to approve an amendment to the previously approved site plan in Case No. 95-079-SPH, to show the relocation of the existing York Road entrance, a proposed 108 ft. x 36 ft. garage for storage of business vehicles, and the construction of a porte cochere (car port) at the front entrance to the building with additional customer parking, be and is hereby APPROVED, subject, however, to the following condition:

1. The Petitioners may apply for their 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.

> AWRENCE E. SCHMIDT ZONING COMMISSIONER

FOR BALTIMORE COUNTY

LES:raj



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

Fax: 410-887-3468

July 9, 2003

Frank Borgerding, Esquire 409 Washington Avenue, Suite 600 Towson, Maryland 21204

Re: Petitions for Special Hearing & Variance

Case No. 03-517-SPHA Property: 1050 York Road

Dear Mr. Borgerding:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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,

Lawrence E. Schmidt Zoning Commissioner

LES:raj Enclosure

Copies to:

Michael J. Ruck, Sr. 1050 York Road Towson, MD 21204

Michael J. Ruck, Jr. 1050 York Road Towson, MD 21204

Earl L. Lang 1050 York Road Towson, MD 21204

Paul Lee Century Engineering 32 West Road Towson, MD 21204



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

which is presently zoned "BR"

owner(s) of the property situate in Baltin made a part hereof, hereby petition for	more County and whic	h is described in the description	n and plat atta	ched hereto and
County, to determine whether or not the	Zoning Commissione	er should approve REQUEST TO) AMEND THE	PREVIOUSLY
APPROVED SITE PLAN IN CASE #9.				
A PROPOSED 108'x36' GARAGE FOR	R BUSINESS VEHICI	LES AND THE CONSTRUCTION	OF A PORT	'E COCHERE
AT THE FRONT ENTRANCE TO THE	BUILDING ALONG WI	TH ADDITIONAL CUSTOMER	PARKING.	
				1
•				
Property is to be posted and advertised	as prescribed by the a	zoning regulations.		
I or we lagree to pay expenses of above Si	pecial Hearing, advertisi	ng, posting, etc. and further agree	to and are to b	e bounded by the
zoning regulations and restrictions of Baltim	iore County adopted pur	suant to the zoning law for Baltimo	re County.	
		I/We do solemnly declare and	affirm, under th	ne penalties of
		perjury, that I/we are the legal	owner(s) of the	property which
		is the subject of this Petition.		
Compact Purchasent Besseex Pi	ETITIONER:	Legal Owner(s):		
		<i>1</i>		•
RUCK TOWSON FUNERAL HOME, INC.	<u> </u>	LEONARD J RUCK, INC	1	<u> </u>
Name - Type or Print		Name - Type or Print	1. 1.	-
BY: Medical Alich	<u>/</u>	Signature MICHAEL S. RUC	ZJOJ JV	NTT1
Signature MICHAEL J. RUCK, PRESII	JENT	Signature MICHWEL 3% KIIC	K, PKESIDE	IN 1.
1050 YORK ROAD Address	Telephone No.	Name - Type or Print		
	•	Training Type of Time		
TOWSON MD City State	21204 Zip Code	Signature		<u></u>
~·· ,	•	5305 HARFORD ROAD	Д	10-426-1517
Attorney For Petitioner:		Address		Telephone No.
TO ANTE DODOEDITHO TECO		BALTIMORE	MD	21214
FRANK BORGERDING, ESQ. Name - Type or Print		City	State	Zip Code
	03	Representative to be Co	ontacted:	
Signature		Representative to be de	711100100.	
digitation		FRANK BORGERDING, ES	Q.	
Company		Name	<u> </u>	
409 WASHINGTON AVE., STE. 600	410-296-6820	409 WASHINGTON AVE.,	STE. 600	410-296-6820
Address	Telephone No.	Address		Telephone No.
TOWSON MD	21204	TOWSON	MD	21204 Zip Code
City State	Zip Code	City	State	Zip Cude
\sim 3			ce only	
200 B		OFFICE USE ONLY		
		ESTIMATED LENGTH OF	HEARING	
Case No. 03-517-5PHA		UNAVAILABLE FOR HEA		
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		awad By JRF D	ate 5	///03

for the property located at



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1050 YORK ROAD which is presently zoned "BR"

I/We do solemnly declare and affirm, under the penalties of

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) 238.2 OF THE BCZR TO PERMIT A REAR YARD SETBACK OF 10' IN LIEU OF THE REQUIRED 30' (A VAR. OF 20')

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 ADDRESSED AT HEARING

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.

			perjury, that I/we are the legal is the subject of this Petition.	owner(s) of the	property which
Contract Punthagent.	YESSEEX X PET	ITIONER:	Legal Owner(s):	• •	
RUCK TOWSON/FUNERAL Name - Type or Funt BY: Signature MICHAEL A. 1050 YORK ROAD	Augs.		LEONARD J. RUCK, INC. Name - Type or frint BY: Signature MICHAEL V. RUC	ich	NT
Address	 	Тејерполе No.	Name - Type or Print		
TOWSON	MD	21204			
City	State	Zip Code	Signature		
Attorney For Petitioner:		5305 HARFORD ROAD	410	<u>-426-1517</u>	
	Line is		Address		Telephone No.
FRANK BORGERDING,	ESQ.		BALTIMORE	MD	21214 Zip Code
Name - Type or Print Signature			Representative to be Co		
		· · · · · · · · · · · · · · · · · · ·	FRANK BORGERDING, E.	5Q.	<u> </u>
Company 409 WASHINGTON AVE	., STE. 600	410-296-6820 Telephone No.	409 WASHINGTON AVE.	, STE. 600	410-296-6820 Telephone No.
Address	MD	21204	TOWSON	MD	21204
TOWSON City	State	Zip Code	City	State	Zip Code
S. S.			OFFICE US	SE ONLY	
2 2	17 504	1 .	ESTIMATED LENGTH OF		<u></u>
291 9115198	7 SPHA		UNAVAILABLE FOR HEAD Reviewed By	RING Date	571/03



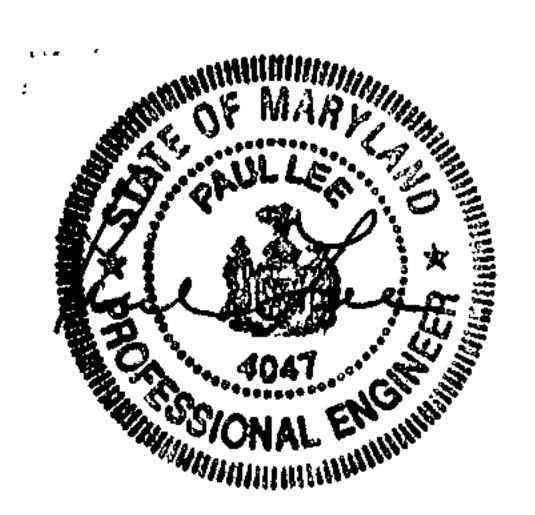
32 West Road Towson, MD 21204

DESCRIPTION RUCK FUNERAL HOME 1050 YORK ROAD ELECTION DIST. 9C5 BALTIMORE COUNTY, MD

BEGINNING FOR THE SAME at a point on the southwest side of York road (MD 45) said point also being located northwesterly 78'± from the center of West Road, thence running with and binding on the Northwest side of West Road the two following courses and distances, viz:

- 1) South 12° 24′ 30″ West 71.62′, thence;
- South 56° 05' 29" West 386.72' to intersect the right-of-way line of the Baltimore County Beltway, thence leaving said West Road and running with and binding on said right-of-way line, the six following courses and distances, viz:
- 3) North 33° 54' 31" West 203.63 thence;
- 4) North 03° 03' 32" East 107.56', thence;
- North 58° 39' 50" East 46.46', thence Northeasterly by a line curving to the right with a radius of 175.00' for a distance of 35.00' (chord bearing North 52° 24' 34" East 34.94'), thence;
- Northeasterly by a line curving to the right with a radius of 575.00' for a distance of 82.14' (chord bearing North 62° 13' 53" East 82.07') and thence;
- 7) North 67° 40′ 36″ East 222.07′ to interest the above mentioned Southwest side of York Road, thence running with and binding on said Southwest side of York Road
- 8) South 31° 53' 11" East 187.00' to the point of beginning;

Containing 2.68 Ac. of land more or less.



10000 d **新新型品質** the family for Later Care いついい ١. YW Ó No. ₩ () () () COUNTY, MARYLAND ACCOUNT. **AMOUNT** 80 OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT ントのス W) 0 O BALTIMORE まらい 1 RECEIVED FROM: DATE FOR:

ELEKYNOPEN CE

一个强力的人,一个是一种强烈的人。

CASHIER'S VALIDATION

The state of the s

YELLOW - CUSTOMER

PINK - AGENCY

WHITE - CASHIER

DISTRIBUTION

- 精製の予心に

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 County will hold a public hearing in Towson. Maryland on Case: #03-517-SPHA

1050 York Road

1050 York Road

Nwest corner of West Road and York Road

Nwest corner of West Road and York Road

Nwest corner of Struct-5th Councilmanic District

9th Election District-5th Councilmanic District

Oth Election District-5th Councilmanic District

Special Hearing: to amend the previously approved site

Contract Purchaser(s): Ruck Towson Funeral Home, Inc.

County Offices and the construction of a porte cochere business vehicles and the construction of a porte cochere for front entrance to the building along with additional at the front entrance to the building along with additional Hearing: Friday, June 27, 2005 at 11:60 a.m. in Room

106, County Office Building, 111 W. Chesepeale

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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.

6/140 June 12

لتا ERTIFICATI

that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., THIS IS TO CERTIFY

successive weeks, the first publication appearing once in each of

🖄 The Jeffersonian

Arbutus Times

Times Catonsville

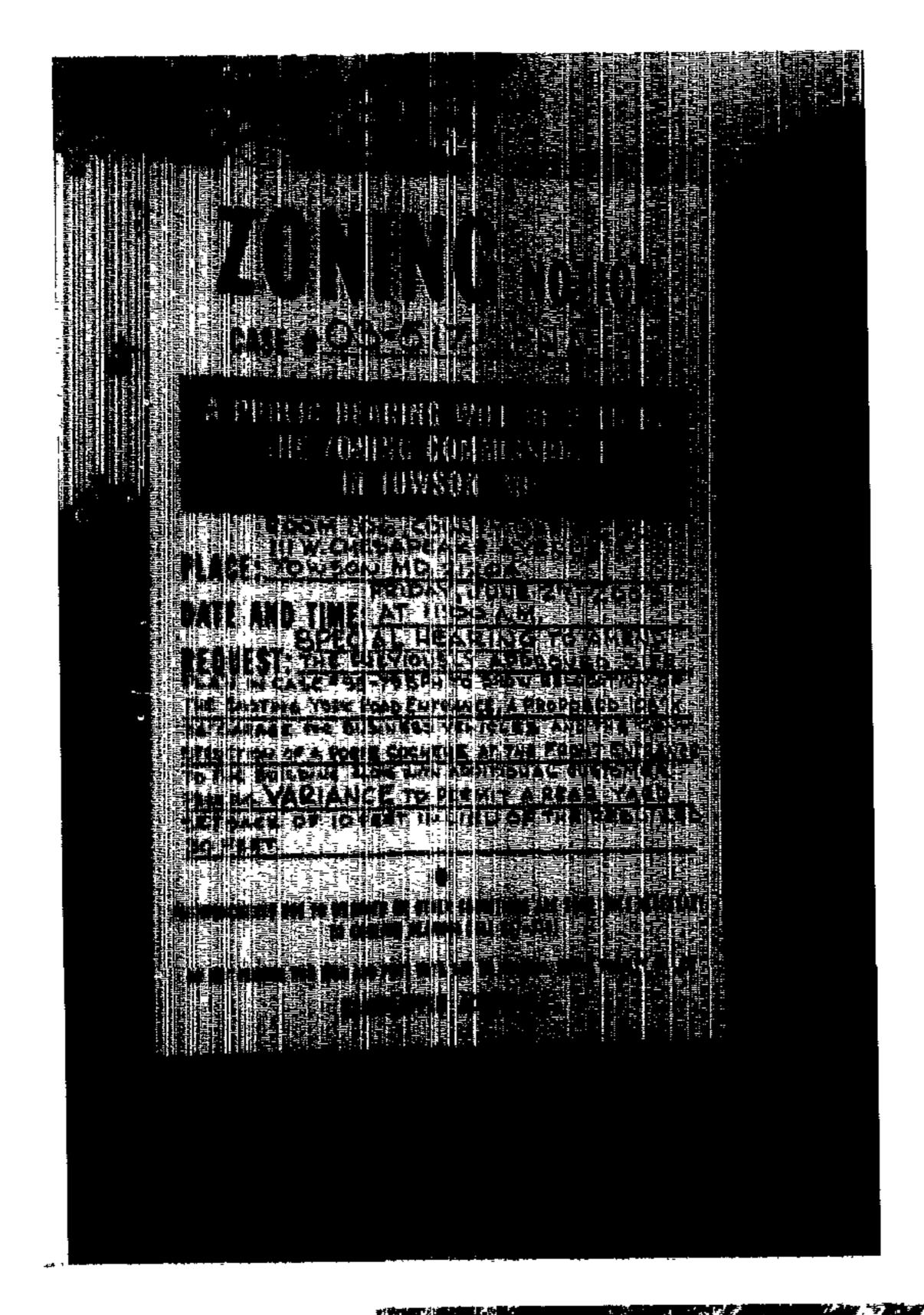
Towson Times

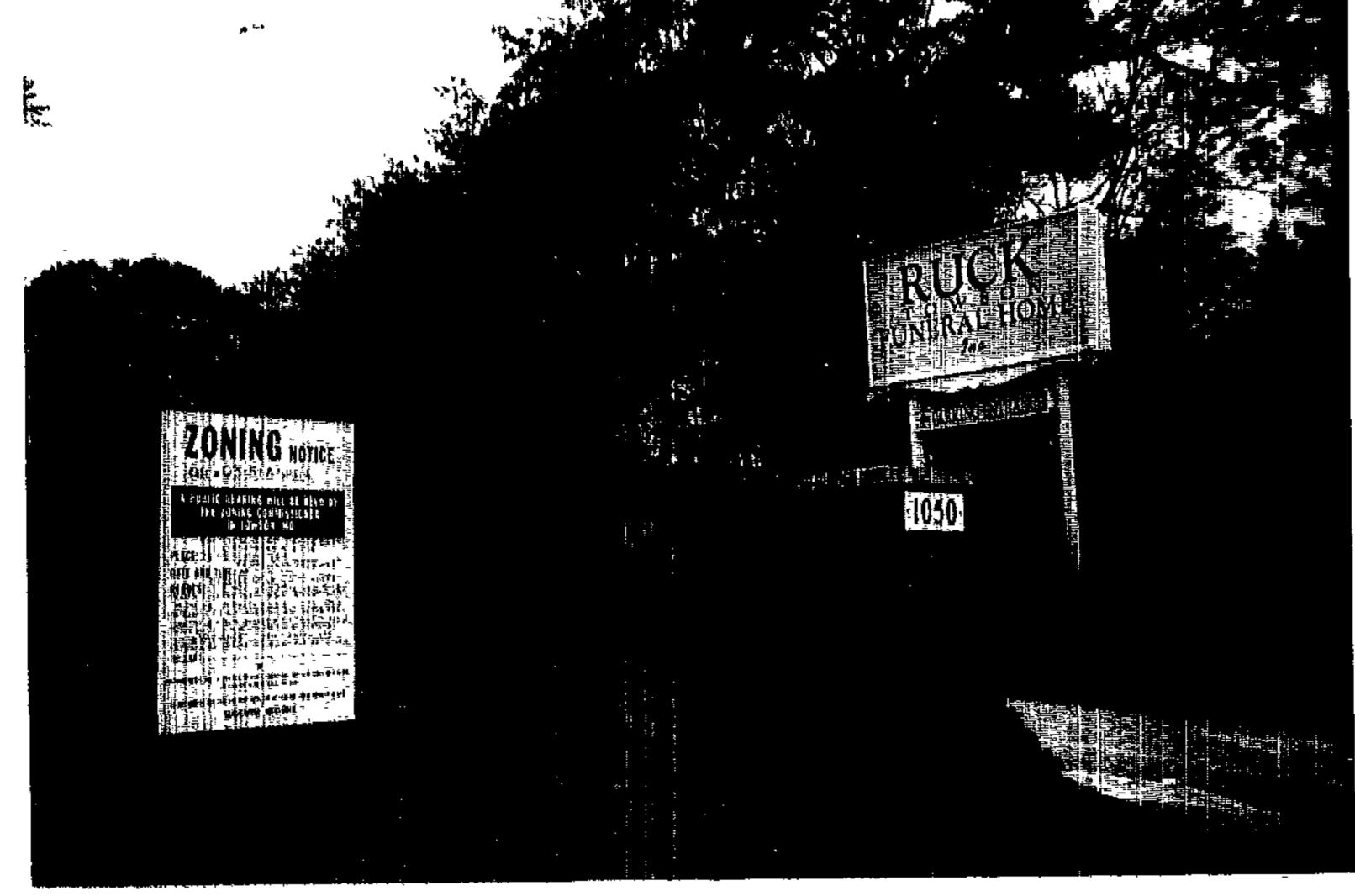
NE Booster/Reporter Owings Mills Times

North County News

So Single Son

LEGAL ADVERTISING





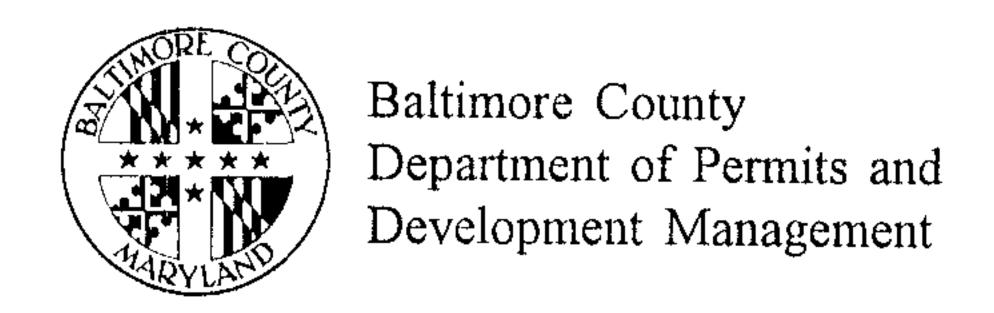
CERTIFICATE OF POSTING

Baltimore County Department of

county Office Building, Room 111 11 West Chesapeake Avenue owson, MD 21204	•
Attention: Mr. George Zahner BECKY WART	,
adies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required to were posted conspicuously on the property located at #1050 Your Roll D	by
The sign(s) were posted on $June 11, 2003$	
The sign(s) were posted on ONG 17 2005 (Month, Day, Year)	⁴
Sincerely, Signature of Sign Poster and Date) CIARLAND E. MODIZE (Printed Name) 3225 RYERSON CIRCLE (Address) BACTIMORE, MD. 21227 (City, State, Zip Code) (410) 242-4263 (Telephone Number)	7

RE: Case No.: 03-517-SPHA
Petitioner/Developer: LEONARD J. Ruek, Luc

Date of Hearing/Closing: JUME 27, 2003



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

Fax: 410-887-5708

May 13, 2003

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: 03-517-SPHA

1050 York Road

N/west corner of West Road and York Road 9th Election District – 5th Councilmanic District

Legal Owner: Leonard J. Ruck, Inc.

Contract Purchaser: Ruck Towson Funeral Home, Inc.

<u>Special Hearing</u> to amend the previously approved site plan in Case # 95-79-SPH to show relocation of the existing York Road entrance, a proposed 108' x 36' garage for business vehicles and the construction of a porte cochere at the front entrance to the building along with additional customer parking. <u>Variance</u> to permit a rear yard setback of 10 feet in lieu of the required 30 feet.

Hearings:

Friday, June 27, 2003 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

The state of the s

Arnold Jablon Director

AJ:rlh

C: Frank Borgerding, Esquire, 409 Washington Avenue, Suite 600, Towson 21204 Leonard Ruck, Inc., 5305 Harford Road, Baltimore 21214 Ruck Towson Funeral Home, Inc., Michael Ruck, President, 1050 York Road, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 12, 2003.

- (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

Thursday, June 12, 2003 Issue - Jeffersonian

Please forward billing to:

Frank Borgerding, Esquire 409 Washington Ave., 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: 03-517-SPHA

1050 York Road

N/west corner of West Road and York Road 9th Election District – 5th Councilmanic District

Legal Owner: Leonard J. Ruck, Inc.

Contract Purchaser: Ruck Towson Funeral Home, Inc.

<u>Special Hearing</u> to amend the previously approved site plan in Case # 95-79-SPH to show relocation of the existing York Road entrance, a proposed 108' x 36' garage for business vehicles and the construction of a porte cochere at the front entrance to the building along with additional customer parking. <u>Variance</u> to permit a rear yard setback of 10 feet in lieu of the required 30 feet.

Hearings:

Friday, June 27, 2003 at 11:00 a.m. in Room 106, County Office Building,

111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT

Company of the second of the s

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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

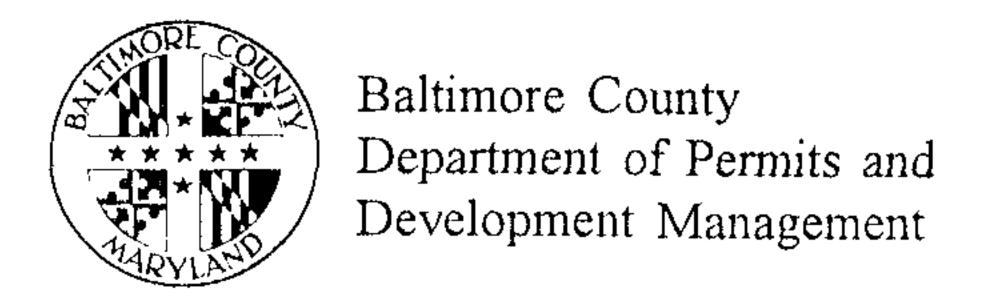
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 03-517-5PHA
Petitioner FOCK TOWSON FUNERAL HOME INC
Address or Location: 1050 YORK ROAD 21204
PLEASE FORWARD ADVERTISING BILL TO:
Name: FRANK- BOLGERDING, ESQ.
Address: 409 WASHINGTON AVE SUITE 600
TOWSON, MD 21204
Telephone Number: 410-296-6820



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

Fax: 410-887-5708

June 20, 2003

Frank Borgerding, Esq. 409 Washington Avenue, Ste. 600 Towson, MD 21204

Dear Mr. Borgerding:

RE: Case Number: 03-517-SPHA, 1050 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 1, 2003.

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.

Supervisor, Zoning Review

u. Cal Rollad Di

WCR:klm

Enclosures

c: People's Counsel Leonard Ruck, Inc., Michael Ruck, President, 5305 Harford Rd., Baltimore 21214



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 May 12, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 12, 2003

Item No.:

517

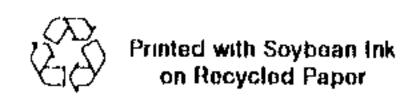
Dear Ms. Hart:

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 Baltimore County Fire Prevention Code, (2000 edition of NFPA 1 & 101), prior to occupancy or beginning of operation.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File



State Highway

Administration

Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.12.03

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

RE: Baltimore County

Item No. 517 JZF

Dear Ms. Hart:

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,

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

DATE: May 16, 2003

RECEIVED

MAY 1 9 2003
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

1050 York Road

INFORMATION:

Item Number:

03-517

Petitioner:

Leonard J. Ruck, Inc.

Zoning:

BR

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning support the petitioner's request to permit a rear yard setback of 10 feet in lieu of the minimum required 30 feet for the construction of an 8-car garage.

Section Chief:

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: May 23, 2002

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 19, 2003 Item Nos. 512, 514, 515, 516, 517, 518, 520, 521, 522, 524, 525, 526, 527,

528, 529, 530, and 531

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING * BEFORE THE

AND VARIANCE

1050 York Rd; NW corner West & York Rd * ZONING COMMISSIONER

9th Election & 5th Councilmanic Districts

Legal Owner(s): Michael J Ruck, President * FOR

Leonard J Ruck, Inc.

Petitioner(s) * BALTIMORE COUNTY

* 03-517-SPHA

* * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 21 day of May, 2003, a copy of the foregoing Entry of Appearance was mailed to Francis Borgerding, Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME KUCK FUNCE HAM CASE NUMBER 03-1775PHA DATE 6-27-03

PETITIONER'S SIGN-IN SHEET

E- MAIL					
CITY, STATE, ZIP	TR 6	Thussa, me 21204			
ADDRESS	2 2 0 0 2 2 C	God wishing far ever suit class			
NAME	Markey Level S.	Man I			

