PETITION OR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCIPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

BANNER MASONRY CORPORATION all owner of the property situate in Baltimor County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant

to the Zoning Law of Baltimore County, from an DR 5.5 ____zone; for the following reasons:

SEE ATTACHED MEMORANDUM

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore Property is to be posted and advertised as prescribed by Zoning Regulations. poons, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulatic and restrictions of Baltimore County adopted. and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore
BANKER MASONRY CORPORATION George M. Strunge, President Legal Owner Address 8204 Liberty Road Baltimore, - Maryland -21207 Robert J. Rillioner's Attorney Protestant's Attorney DATE Address 809 Eastern Bouleyard Baltimore, Maryland 21221 ORDERED By The Zoning Commissioner of Baltimore County, this 13th day ., 197 3, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning INN Commissions of Baltimore County in Room 108, County Office Building in Towson, Baltimore day of September 1973 at10:00 o'clock

Item 3 Page 2 April 13, 1973

This petition for reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as any have been requested by this Committee, shall be submitted to this office prior to Friday, June 1, 1973 in order to allow time for final Committee review and advertising. Fallure to comply may result in this petition not being achealuled for a hearing. Notics of the hearing date and time, which will be between September 1, 1973 and October 15, 1973 will be formerded to you wall in advance of the date and time.

Very truly yours, John J. Rillon J.
SOHN J. JOILLON, JR.,
Cheirman, Zoning Advisory Committee

JJ0Jr. : J0

(Enclosure)

cci Smith, Teacher & Associates P.O. Box 172 Owings Mills, Maryland 21117

PETITION FOR ZONING VIRIANCE 74-48 RE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

XXX0r we. BANNER MASONRY CORPORATION legal owner. of the property situate in Baltimore County and which is described in the description and plat atta. hed hereto and made a part hereof.

hereby petition for a Variance from Section.s. 255.2 and 243.1 to permit a 35 foot

front yard instead of a 75 foot front /ard; and Sections 255.2 and 24375 to permit a side yard of 10 feet on the northwest side instead of required 50 foot side yard, and sections 255.2 and 238.2 to great the side yard of 10 feet in the northwest side instead of the 30 feet required. 25 foot side yard on the southeast side instead of the 30 feet required.

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 Zoning Regulations.

1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this tiden, and further agree to and are to be bound by the noning regulations and restrictions of imore County adopted pursuant to the Zoning Law For Baltimore County

BANNER MASONEY CORPORATION

By: Divin Strange, President FOR Legal Owner Address 8204 Liberty Road RECEIVED Raltimore . Maryland 21207 Robert J. Rossiage's Atto 809 Eastern Boulevard Protestant's Attorney Baltimore, Maryland 21221 ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

O. APALL

19873, that the subject matter of this petition be advertised, as regiliting by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Raltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towns, Raltimore 196×73 at 10:00 clock

And Commissioner of Rating

10:00A 915/73

AA

Baltimore County, Maryland Bennetment Of Bublic Warks

COUNTY OFFICE BUILDING N. MARYLAND 21204

Baroon of Engineering

30

DISTUCE 1

April 16, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item #3 (April to October 1973 - Cycle V)
Property Comer: Banner Hasnory Comporation
3/4 corner of Dogwood Rd, and thite Stone Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Realsas, to M.L. and a Variance from
Sections 255.2 and 25.3.1 to permit a 35' front yard
instead of required 75' and to permit a side yard of
10' instead of required 50'
Districts let We. Arms: 1 acres District: 1st No. Acres: 1 acre

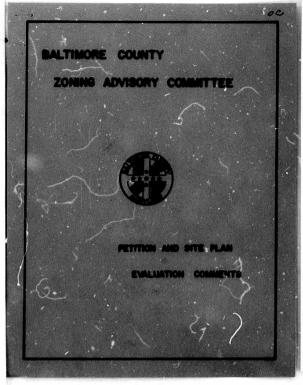
The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Dogwood Road is an existing road which shall be ultimately improved with a h2-fcot curb and gutter street on a 60-foot right-of-way. White Stone Road is an existing road which shall be ultimately improved with a h2-foot curb and gutter street on a 60-foot right-of-way.

The Petitionur must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or desages to adjacent properties, especially by the concentration of surface weters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Open stream drainage requires a drainage receivation or easement of sufficient width to cover the flood plain of a 100-year design storms. However, a minimum width of 25 feet from the flow line of the stream is required.

Development of this property through stripping, grading and stabilisation could result in a mediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towns, Maryland 2120a

Robert J. Romedka, Esq. 809 Eastern Blvd., Baltimore, Maryland 21221

JOHN J. DILLON, 13

BUREAU OF DEPARTMENT OF

STATE ROADS COMM BUREAU OF FIRE PREVENTION SEAL TH DEDARTMENT PROJECT PLANNING STILDING DEPARTMENT OARD OF EDUCATION

NENG ADMINISTRATIO DEVELOPMENT

April 13, 1973

RE: Reclassification Petition Item 3 Benner Mesonry Corporation - Petitioner

Deer Hr. Romadkas

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all porties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

zoning.

The subject property is located on the southwest side of Dogwood Road and the northwest side of White Stone Road, in the first District of Baltimore County. This property, which the First District of Baltimore County. This property, which to NL, for 10 acre of 5; in tweating a Realessification are not to NL, for 10 acre of 5; in tweating a Realessification proved with a two story freme duelling and existing greenhouses. The petitioner proposes to Govelop this property with a two story office structure containing approximately 6000 square feet of floor area. "In a structure will be located as the structure of the structure will be located approximately 10 feet of the property line for which approximately 10 feet of the property line for which all the property line for which all the structure will be contained and locating would be solely from white Structure Naviances are being requested. Petitioner proposes no entrance variances are being requested. Petitioner proposes no entrance that the structure will be seen to be supported to the property in fairly flash, however, and the petitioner would be seen the structure of the proposity is fairly flash, however, at the rear portion of the proposity is fairly flash, however, at the rear portion of the proposity is fairly flash, however, at the rear portion of the proposity is fairly flash, however, at the rear portion of the proposity is fairly flash, however, at the rear portion of the proposity of the proposition of

Item #3 (April to October 1973 - Cycle V)
Property Owner: Banner Masonry Corporation Property Owner: Page 2 April 16, 1973

Water:

Public water is available to serve this property.

Sanitary Sever:

Public sewer is available to serve this property.

Very truly yours,

ELISWORTH N. DIVER, P.F. Chief, Bureau of Engineering

END: BAM: CIN: us

L-SE Key Sheet 9 NW 2L, 9 NW 25 Pos. Sheets NW 3 F, NW 3 G Topo 88 Tax Map



May 10, 1973

Mr. S. Eric DiN'enna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Boltimore County Office Building Towson, Maryland 21204

Comments on Item #3, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: Banner Masonry Corporation Location: Intersection of 5 W/S of Dogwood Road and NW/S White Stone Road Present Zoning: D.R.5.5 Proposed Zoning: Reclassification to M.L., variances from Section 255.2 (243.1) front and side yards, and Section 255.1 (238.2 side yard

The site plan should be revised to clearly indicate the loading areas and show how trucks will maneuver on site so as not to create a traffic problem on the public street.

Any lighting of the parking areas must not exceed the height of the building and must be reflected away from residential zones.

John LeWembler

John L. Wimbley Planning Specialist II Project Planning Division Office of Planning and Zoning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

ILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MAI

Pursuant to the advertisement, posting of property, and public hearing on the above petition and	
't appearing that by reason of error in the original zoning map, substantial change in	
the character of the neighborhood, and the health, safety, and general welfare	
of the community not being adversely affected.	
the about Reclassification should be had. anticidentifier. appearing that hyperanuscules coccessors:	
V 83 548 - 200 800 000 000	
alor d	
IT'S ORDERED by the Zoning Commissioner of Baltimore County this.	
day of	
the saint is hereby reclassified from a. D. R. 55zone to aM. L	
zone, Contact	
from and after the date of this order, subject to the approvad of site plan by the Department of Public Works and the Office of Planning and Zoning. Zoning Commission c. of Ballimore County	
Pursuant to the advertisement, posting of property and public hearing on the above petition	
and it appearing that by reason of.	
and a spiral spi	
the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE	
GRANTFJ.	
IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday	
of	
DENIED and that the above described property or area be and the same is hereby continued as and	
to remain azone; and/o: the Special Exception for	
be and the same is hereby DENIED.	

MORNON ON BERNING REAL OF THE WAR

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts _strict compliance with ____ the Baltimore County Zoning Regulations would result in practical difficulty.... sonable hardship upon the Petitioner the above Variance should be had; and it further appearing that by reason of the granting of the Variances requested not adveragly affecting the health, safety, and general to permit a 35 foot front yard in Irou of 75 feet, to permit a bide yard of 10 feet on the N/W side in lieu of 50 feet and to apermit a 25 foot side yard on the S/W side in lieu of 5 bound be granted. The registed 30 feet FOR UNED daylof September 198 73, that the herein Petition for a Variance should be and the RECE is ignated, from and after the date of this order, to permit a 35 foot front yard in tieu of 75 (see 10 permit a a side yard of 10 feet on the 70 W side I fillion 10 feet and to permit a 25 foot side yard on the 5/W side in lieu of the 10 feet on ORDE Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 196 that the above Variance be and the same is hereby DENIED.

BOARD OF EDUCATION

OF BALTIMORE COUNTY

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 3

District:

Dear Mr. Dillerna:

WNP/ml

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204

025-7310

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Mr. Bokickerkook Majority, Chairman Zoning Advisory Committee

Re: Property Owner: Banner Masonry Corporation

Location: S/W corner of Dogwood Road and White Stone Road

Item No. RECLASSIFICATIONS Zoning Agenda Tuesday, April 3, 1973 Gentlemen-

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

Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the fire the period of the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101

"The Life Safety Code", 1970 Edition prior to occupancy.
() 6. Site plans are approved as drawn.
() 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: A Cogs. P. Miller S. Noted and Faul H. Reunde.
Planning Group
Special Inspection Division
Pire Prevention Bureau

May 1, 1973

mls 4/25/72

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

April 26, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Haryland 21204

Re: Item 3 - Cycle Zoning V - April to October 1973 Property Owner: Banner Mstonry Corporation Dogmond Road & White Stone Road Reclass, to M.L., variances frue Sections 255, 2 (243.1) Front & Side yards and Section 255, 1 (238.2) side yard

The subject petition is requesting a change from DR.5.5 to ML. This change should have no major effect on trip density.

It should be pointed out, however, that there is difficulty entering and exiting sites, due to the very strong peak hours.

Very truly yours her for Moon C Richard Hoors

Assistant Traffic Enginee

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



RECEIVED F

ORDER P

April 9, 1973

DONALD J. BOOP, M.D., M.P.H.

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Hr. DiNenna:

Comments on reclassification, Zoning Advisory Committee Meeting, April 3, 1973, are as follows:

Property Owner: Banner Hasonry Corporation Location: 5/W corner Dagwood and White Stone Roads Present Zoning: D.R. 5: Proposed Zoning: Reclass to M.L. and a Variance from Sect. 25:2. and 243.1 to permit a 35' front yard instead of req. 75' and to permit a side yard of 10' instead of req. 50' District: 1 No. Acres: 1 acre

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

THOMAS H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB: mne

Very truly yours, W. Wich Petroud W. Nick Petrovich Field Representative

TOWSON, MARYLAND - 21204

Date: April 11, 1973

Z.A.C. Meeting of: Tuesday April 3, 1973

Item 3
Property Owner: Banner Masonry Corporation
Property Owner: Mayoring rob Mappood Read and White Stone Road
Proposed Zonlings Reclass to M.L. and a Variance from Sections 255.2 and
Proposed Zonling Reclass to M.L. and a Variance from Sections 255.2 and
Proposed Zonling Reclass to M.L. and a Variance from Sections 255.2 and
Proposed Zonling Reclass to M.L. and a Variance from Sections 255.2 and
Proposed Zonling Reclass to M.L. and a Variance from Sections 255.2 and
Proposed Zonling Reclass to M.L. and a Variance from Section Reclassification and Proposed Reclassific

The existing zoning could only yield approximately one (1) pupil while the proposed zoning would not yield any.

INDUSTRIAL DEVELOPMENT COMMISSION BALTIMORE COUNTY, MARYLAND



Mr. S. Eric DiNenna Zoning Commissioner, Baltimore County Towson, Maryland

Dear Sire

Re: Reclassifications - Zoning Cycle V : Reclassifications - Zoning Cycle v

Item 3: Property Owner: Banner Masonry Corp.

Location: Intersec. of s/w/s Dogwood Road and

nw/s Wnite Stone Road nw/s waste stone Road Present Zoning: D. R. 5, 5 Proposed Zoning: Reclassification to M. L., Variances from Sections 255, 2 (243, 1) - front and side yards, and Section 255, 1 (238, 2) - side yard District: 1 Acreage: 1

The Industrial Development Commission has reviewed the subject petition and inspected the property.

The Industrial Development Commission believes the D. R. 5, 5 portion of this property was improperly zoned and recommends that the pritioner's request for M. L. zoning be granted favorable

436 H. B. STAAB

Sincerely.

DESCRIPTION OF ONE ACRE SOUTHWEST CORNER OF DOGWOOD AND WHITE STONE ROADS

BEING the same tract of land which by deed dated August 23, 1923 and recorded among the Land Records of Baltimore County in Liber 579, Folio 31 was conveyed unto George Milton Brenneman

E3GINNING at the intersection of Dogwood Road and White Stone Road and binding on the centerline of Dogwood Road

(1) North 60° -10' West - 180.30 feet; thence binding on the third line of that land which by deed dated December 3, 1970 and recorded at 5148/367 was conveyed to Carl and Inez Lehman

(2) South 31° -25' West - 292.30 feet; thence binding on the fourth line of 579/31

(3) South 210-55' East - 100.90 feet; thence binding on the centerline of White Stone Road

(4) North 470-25' East - 364.80 feet to the point of beginning

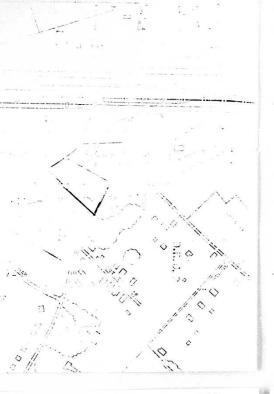
SAVING AND EXCEPTING the portion of that land presently zoned M-L which is described as follows

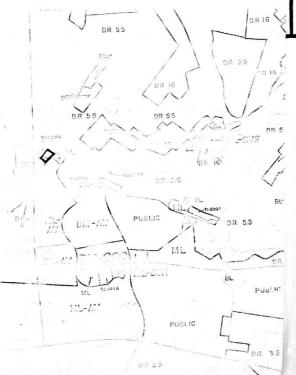
REGINTING at a point 65,00 feet from the end of second line above described; thence;
(1) South 30-25' Mest - 65,00 feet; thence
(2) South 210-55' East - 100.00 feet; thence
(3) North 470-23' East - 135,00 feet; thence
(4) North 63-30' Mest - 120,50 feet

SURJECT to any and all easements and road widenings of record

This description is for zoning purposes only and is not intended to serve for conveyancing of land.







MEMORANDUM

Re: Banner Masonry Corporation Dogwood and White Stone Road Reclassification from DR 5.5 to ML

This parcel of land is located at the intersection of Dogwood Road and White Stone Road in the First Election District of Baltimore County. It is on the southwest corner of said intersection, and the property is presently unimproved.

The front portion of said parcel of ground is zoned DR 5.5 and the rear portion is zoned ML. Adjoining the property to the West is a parcel of land now being improved by a warehouse and office building which was recently rezoned from DR 5.5 to ML in February of 1972. Immediately west of that property is the Baltimore County Beltwenth of the property is the Baltimore County Beltwenth of the property is the Deput of the property of the Section Pool of the Section Pool of the Section Pool of the Section Pool and Deput of the Section Pool and Deput of the Section Pool of the Section

Petitioner, who is in the contracting business, is asking that the property be reclassified in order that it may construct a warehouse and office for the use of the business. Petitioner is also asking for certain variances, both side yard and front yard setbacks, since the low is the property of the building required within the normal setbacks as promulgated by the present zoning regulations.

Water and sewer now serve the subject property.

The Petitioner feels that in the adoption of the Comprehenrive Zoning Map, said property should have been rezoned ML in its entirety due to the development of the industrial park adjoining the southern portion of this property. There have also been recent changes since the adoption of said map, the most recent being the rezoning of the adjoining property to the Mest of said parce where the second part of the method of the service of the service of the service station to the immediate East, Petitioner feels that the subject property has lost its residential character completely and should be reclassified ML in its entirety.

May 29, 1973

Mr. John J. Dillon, Chairman Zoning Advisory Committee County Office Building wson, Maryland 21204

Smith, Teacher & Associates 10324 S. Dolfield Road Owings Mills, Maryland 21117

Re: Itim 3
Banner Masonry
Reclassification Petition

We have received your letter of April 13, 1973 along with comments from various departments pertaining to the referenced petition.

Mr. Wimbley's letter requested revision of the site plan " to indicate loading spaces and how trucks maneuver".

The petitioner plans to have trucks drive directly into the building and to load and unload inside the building. Thus, the maneuvering would occur inside the building.

In accordance with the discussion between Mr. Wimbley, you and the writer on the above date, we are furnishing this letter instead of revising the site plan.

If we do not hear further from you we will assume that this



cc. Mr. Wimbley Mr. Strunge Mr. Romadka

URIGINAL

CATONSVILLE I MES

CATONSVILLE, MD. 21228 August 20,

OFFICE OF

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-

EXECUTION weeks before the Other of Aug., 1973, that is to say, the same was inserted in the issues of August 16, 1973.

STROMBERG PUBLICATIONS, Inc.

CERTIFICATE OF PUBLICATION

ing on the ____l6th __day of__

to the term	Remain, Esq. in Blud., Doryland 21221	111	w. Chesaponic / ion, Heryland 21	Avenue
		our Petitic	or, has been reco	eived and accepted for filing
this	1346	_day of	April	1973.
				10.01
				H.10.11
			1	ENTE BINEIMA,
				ning Camilistioner
	`			
Petitioner	- Bonner Hogens	y corpores		Reviewed by Hen 10 illa
	's Attorney Bo	WHAT THE STREET		_Reviewed by the co. V. Chairgin,
one finish,	Toocher & Acco	eletes		Zoning Advisory 65

6-SIGN= ATTITION MARRING BROOKERS CHEET

	Wolf Map		Original		Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA								100		

CENTIFICATE OF POSTING THERE OF BALTIMORE COUNTY

District / ch	Date of Posting As 6537 17,1823
Posted for O. P. TITICAL FOR Rechasses	Date of Parting Av. 68.97. 12. 1823 CATTON ED PRITISHED REPORTED BY ARTHURA LANGE MASSENRY, CORP. DOGWOOD T. WILLTESTERS P. A.S.
Petitioner: SW/Cor. oF	Dogwood & Willitestone Rys.
© S.W. Sibe Descues 100'	Stone Read 150'ton-SW OF DOGWOOD ton-NW OF WHITE STONE ROAD

Date of return Aug. 24, 1973 Posted by Llowas h. Brokened

ALTIMORE COUNTY, MARYLAND

163.07 MSC

11183

ALT:MORE COUNTY, MARYLAND

Hay 3, 1973

Previous case:

B 8323

DEC 6 - 1973

74-48-RA

