

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

BANNER MASONRY CORPORATION, legal owner... 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 (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 to an... zone for the following reasons:

SEE ATTACHED MEMORANDUM

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for...

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

BANNER MASONRY CORPORATION
By *George M. Strunge*, President
George M. Strunge, President

Contract purchaser... Legal Owner...
Address **8204 Liberty Road**
Baltimore, Maryland 21207

Robert J. Romadka, Attorney
Address **809 Eastern Boulevard**
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this... 13th... day of... 1973, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... 5th... day of... September... 1973, at 10:00 o'clock.

John J. Dillon, Jr.
Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

BANNER MASONRY CORPORATION, legal owner... 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 Sections 255.2 and 243.1 to permit a 35 foot front yard instead of a 75 foot front yard; and Sections 255.2 and 243.1 to permit a side yard of 10 feet on the northwest side instead of required 50 foot side yard. ~~Sections 255.1 and 238.2 to permit a 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.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

BANNER MASONRY CORPORATION
By *George M. Strunge*, President
George M. Strunge, President

Contract purchaser... Legal Owner...
Address **8204 Liberty Road**
Baltimore, Maryland 21207

Robert J. Romadka, Attorney
Address **809 Eastern Boulevard**
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this... 13th... day of... April... 1973, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... 5th... day of... September... 1973, at 10:00 o'clock.

John J. Dillon, Jr.
Zoning Commissioner of Baltimore County

(over)

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

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 Owner: Banner Masonry Corporation
S/W corner of Dogwood Rd. and White Stone Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass. to M.L. and a Variance from Sections 255.2 and 243.1 to permit a 35' front yard instead of required 75' and to permit a side yard of 10' instead of required 50'
District: 1st No. Acres: 1 acre

Dear Mr. DiNenna:

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.

Highways:

Dogwood Road is an existing road which shall be ultimately improved with a 42-foot 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 42-foot curb and gutter street on a 60-foot right-of-way.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. 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 reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 25 feet from the flow line of the stream is required.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment 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.

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

Veter:

Public water is available to serve this property.

Sanitary Sewer:

Public sewer is available to serve this property.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:HAM:CDM:as

1-55 Key Sheet
9 NW 24, 9 NW 25 Pcs. Sheets
NW 3 P, NW 3 G Topo
88 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

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

Re: Reclassification Petition
Item 3
Banner Masonry Corporation - Petitioner

Dear Mr. Romadka:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition 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 parties 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.

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 is currently zoned DR 5.5 is requesting a Reclassification to M.L. for 1.0 acre of land. This property is currently improved with a two story frame dwelling and existing greenhouses. The petitioner proposes to develop this property with a two story office structure containing approximately 6000 square feet of floor area and a proposed warehouse containing 5040 square feet of floor area. This structure will be located on the westernmost side of the site and will be located approximately 10 feet off the property line for which Variances are being requested. Petitioner proposes no entrance onto Dogwood Road, access would be solely from White Stone Road via a 24 foot entrance. Parking would be parallel to White Stone Road and loading would be via the front of the warehouse. Generally, the terrain of the property is fairly flat; however, at the rear portion of the site, which would be the southwest side, there is a small stream and the petitioner would be responsible for any construction or piping of this surface water. It is also advised that he must pay particular attention to the Bureau of Engineering comments with regard to stripping and grading of this site. Curb and gutter does not currently exist along White Stone Road or Dogwood Road in this area.

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 10, 1973

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

Dear Mr. DiNenna:

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

Property Owner: Banner Masonry Corporation
Location: Intersection of S 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

District: 1
No. Acres: 1

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.

Very truly yours,

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

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map, a substantial change in the character of the neighborhood, and the health, safety, and general welfare of the community not being adversely affected.

the above Reclassification should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of September, 1973, that the herein described property or area should be and the same is hereby reclassified from a D.R. 5.5 to a M.L. zone, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of September, 1973, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for.

Zoning Commissioner of Baltimore County

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 and unreasonable hardship upon the Petitioner.

the above Variance should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

to permit a 35 foot front yard in lieu of 75 feet, to permit a side yard of 10 feet on the N/W side in lieu of 50 feet and to permit a 35 foot side yard on the S/W side in lieu of 50 feet. The required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of September, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a 35 foot front yard in lieu of 75 feet, to permit a side yard of 10 feet on the N/W side in lieu of 50 feet and to permit a 35 foot side yard on the S/W side in lieu of 50 feet, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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 19th day of September, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
839-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. Jack Dillon
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
#3

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

- (X) 1. 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 Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "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.

Reviewed: *John P. Smith* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR

April 26, 1973

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

Re: Item 3 - Cycle Zoning V - April to October 1973
Property Owner: Banner Masonry Corporation
Dogwood Road & White Stone Road
Reclass. to M.L., variances from Sections 255.2 (243.1) front & side yards and Section 255.1 (238.2) side yard District 1

Dear Mr. DiNenna:

The subject petition is requesting a change from DM.5.5 to M.L. 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,
C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRC:mc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 9, 1973

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

Dear Mr. DiNenna:

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

Property Owner: Banner Masonry Corporation
Location: S/W corner Dogwood and White Stone Roads
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to M.L. and a Variance from Sect. 255.2 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 A. DeVin
THOMAS A. DEVIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:smf

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 11, 1973

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

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

Re: Item 3
Property Owner: Banner Masonry Corporation
Location: S/W corner of Dogwood Road and White Stone Road
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to M.L. and a Variance from Sections 255.2 and 243.1 to permit a 35' front yard instead of required 75' and to permit a side yard of 10' instead of required 50'

District: 1
No. Acres: 1 acre

Dear Mr. DiNenna:

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

WHP/ml

Very truly yours,
W. Mick Petrovich
W. Mick Petrovich
Field Representative

H. EMLIE PARKS, President
EUGENE C. HESS, Vice President
HRS. ROBERT L. BERNY

MARCUS M. BETHANS
JOSEPH N. MCGOWAN
ALVIN LURICK
JOSHUA W. WHEELER

T. HARVARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
HRS. RICHARD E. BLUMER



COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
TELEPHONE 301
494-3648
H. B. STAAB
DIRECTOR

INDUSTRIAL DEVELOPMENT COMMISSION BALTIMORE COUNTY, MARYLAND

May 1, 1973

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

Dear Sir:

Re: Reclassifications - Zoning Cycle V
Item 3: Property Owner: Banner Masonry Corp.
Location: Intersec. of S/W s Dogwood Road and NW s White 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 petitioner's request for M.L. zoning be granted favorable consideration.

Sincerely,

H. B. Staab
H. B. STAAB
Director

DESCRIPTION OF ONE ACRE
OF LAND MORE OR LESS
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 Breneman

BEGINNING 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 21°-55' East - 100.90 feet; thence binding on the centerline of White Stone Road

(4) North 47°-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

BEGINNING at a point 65.00 feet from the end of second line above described; thence;

(1) South 31°-25' West - 65.00 feet; thence

(2) South 21°-55' East - 100.90 feet; thence

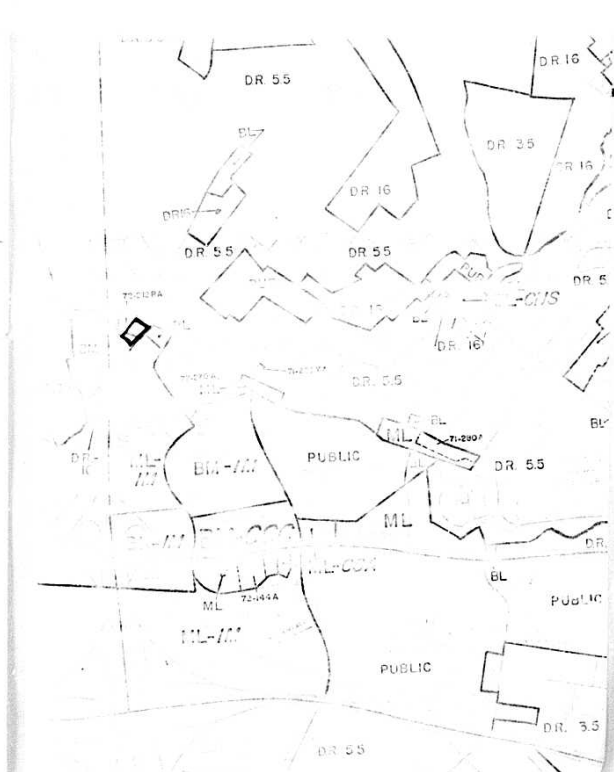
(3) North 47°-25' East - 135.00 feet; thence

(4) North 63°-30' West - 120.50 feet

SUBJECT 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.

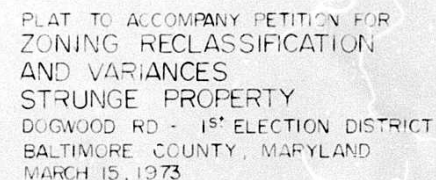


cc. Mr. Wimbley
Mr. Strunge
Mr. Romadka

DEC 6 - 1973



MONO BOOK CORP
OTG 4757/567
EXIST. USE:
BOOK BINDERY & WAREHOUSE
EX. ZONING- M.L.-1M



DATA:

EXISTING ZONING - M-1 & DR 55

PROPOSED ZONING - M-1 WITH VARIANCES TO PERMIT:

A) 35' FRONT YARD INSTEAD OF 75' REQUIRED BY SECS. 255.2 & 243.1

B) 10' SIDE YARD ON NORTHWEST SIDE INSTEAD OF 50' REQUIRED BY SECS. 255.2 & 243.2*

C) 25' SIDE YARD ON SOUTHEAST SIDE INSTEAD OF 30' REQUIRED BY SECS. 255.1 & 238.2

PROPOSED USE - WAREHOUSE AND OFFICE

EXISTING USE - GREENHOUSES & RESIDENTIAL

WAREHOUSE - 6 EMPLOYEES & OFFICES (4,000 S.F.)

PARKING REQUIRED: 18 PS. (3,000-3,000/3,000/500+6=18)

PARKING PROVIDED: 19 PS.

PUBLIC WATER AND SEWER IS AVAILABLE

PAVEMENT - MACADAM

EXISTING BLDGS. ON SITE TO BE RAZED

* ALSO INSTEAD OF 30 REQUIRED BY
BY SECS. 255.1 & 238.2

SMITH, TEACHER & ASSOCIATES
P.O. BOX 172 OWINGS MILLS, MD. 21117

