

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Kenneth W. A. Pearl Brannamen 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 reclassified, pursuant to the Zoning Law of Baltimore County, from undistricted to a MI-IM district; for the following reasons:

That prior to rezoning in 1976, property was zoned MI-IM. The business being operated is proper in an MI-IM zone.

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 redistricting 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.

Kenneth W. Brannamen
Pearl Brannamen
Contract purchaser
Address: 2006 W. Joppa Road
Lutherville, Maryland 21093
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 29th day of April, 1977, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of September, 1977, at 7:00 o'clock
P.M.
Eric D. Nenna
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Kenneth W. A. Pearl Brannamen 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an DR 5.5 zone to an MI-IM zone; for the following reasons:
That prior to rezoning in 1976, property was zoned MI-IM.
The business being operated is proper in an MI-IM zone.

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 reclassification 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.

Kenneth W. Brannamen
Pearl Brannamen
Contract purchaser
Address: 2006 W. Joppa Road
Lutherville, Maryland 21093
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 29th day of April, 1977, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of September, 1977, at 7:00 o'clock
P.M.
Eric D. Nenna
Zoning Commissioner of Baltimore County.

(over)

EX PARTE
IN THE MATTER OF
THE PROPERTY OWNED BY
KENNETH W. BRANNAMEN
AND
PEARL BRANNAMEN
8310-14 Bletzer Road

IN THE
ZONING OFFICE
OF
BALTIMORE COUNTY,
MARYLAND

PETITION FOR RECLASSIFICATION OF ZONING

Now comes, Kenneth W. Brannamen and Pearl Brannamen, his wife, by Walter I. Seif, Jr., their attorney, and respectfully represents:

1. That the parties hereto are the owners as tenants by the entirety of the following described property, located in Baltimore County, Maryland:

BEGINNING FOR THE SAME, at a point which is South 71° 08' 41" East distant 205.4' more or less from the intersection of the center lines of Bletzer Road and Glenhurst Road, said point being on the Northerly side of Bletzer Road 40' wide and being on the existing zoning line separating the MI-IM zone and the DR 5.5 zone, running thence along said Northerly side of Bletzer Road (1) South 56° 33' East 136.85', thence leaving said road binding on the Southeasterly and Northeasterly outline of the parcel being herein described, the three following courses, viz: (2) North 53° East 135.00', (3) North 35° 54' East 230.87' to the waters of Back River and (4) binding on said waters North 49° 52' West 138.65' to intersect the heretofore mentioned existing zoning line, thence binding on said zoning line (5) South 35° 18' 29' West 381.96' to the place of beginning.

Containing 1.174 acres of land, more or less.

2. That prior to the zoning map adopted October 6, 1977, by Baltimore County, Maryland the aforementioned property was zoned MI-IM.

3. That subsequent to the adoption of the map as aforesaid, the zoning on the property was changed to DR 5.5.

5. That said change in zoning was done without hearing and without purpose and constitutes an error in the zoning map adopted by Baltimore County, October 6, 1977.

6. That the business being conducted on the aforesaid property is allowed in an MI-IM zoning but not in a DR 5.5. WHEREFORE, your Petitioners pray that the Zoning Office of Baltimore County, Maryland strike the zoning of DR 5.5 as applied to this parcel of land and reinstate the zoning of MI-IM.

Kenneth W. Brannamen
KENNETH W. BRANNAMEN

Pearl Brannamen
PEARL BRANNAMEN

Walter I. Seif, Jr.
WALTER I. SEIF, JR.
Suite 403
110 E. Lexington Street
Baltimore, Maryland 21202
727-5365

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6928, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
for Reclassification From Existing DR 5.5 Zone
to MI-IM Zone
Property of K.W. Brannamen and Wife
1.174 Acres, more or less

March 25, 1977

Beginning for the same at a point which is South 71° 08' 41" East distant 205.4 feet, more or less, from the intersection of the center lines of Bletzer Road and Glenhurst Road, said point being on the northerly side of Bletzer Road 40 feet wide and being on the existing zoning line separating the MI-IM zone and the DR 5.5 zone, running thence along said northerly side of Bletzer Road (1) South 56° 33' East 136.85 feet, thence leaving said road binding on the southeasterly and northeasterly outline of the parcel being herein described, the three following courses, viz: (2) North 34° 53' East 135.00 feet, (3) North 35° 54' East 230.87 feet to the waters of Back River and (4) binding on said waters North 49° 52' West 138.65 feet to intersect the heretofore mentioned existing zoning line, thence binding on said zoning line (5) South 35° 18' 29' West 381.96 feet to the place of beginning.
Containing 1.174 acres of land, more or less.

Baltimore County
Office of planning and zoning
TOWSON, MARYLAND 21204
201-66-3303
S. ERIC DINENIA
ZONING COMMISSIONER

March 10, 1978

Walter I. Seif, Jr., Esquire
110 East Lexington Street
Baltimore, Maryland 21202

RE: Petitions for Reclassification and
Districting
NE/corner of Bletzer and Glenhurst
Roads - 15th Election District
Kenneth W. Brannamen - Petitioner
NO. 78-45-R (Item No. 27)

Dear Mr. Seif:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

S. ERIC DINENIA
Zoning Commissioner

SED/mc

Attachments

cc: Mr. Fred E. Wallitt
3914 Glenhurst Road
Baltimore, Maryland 21222

John W. Heslian, III, Esquire
People's Counsel

Walter I. Seif, Jr., Esq.
110 E. Lexington Street
Baltimore, Md. 21202

NOTICE OF HEARING

Re: Petition for Reclassification and
Districting for Kenneth W. Brannamen
78-45-R
Item #27

TIME: 7:00 P.M.

DATE: Thursday, September 22, 1977

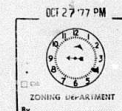
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

S. ERIC DINENIA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

ZONING COMMISSIONER OF
BALTIMORE COUNTY

Walter I. Seif, Jr.



Fred E. Wallitt
3914 Glenhurst Road
Baltimore, Maryland 21222
25 October 1975

Mr. George J. Martinak
Deputy Zoning Commissioner
111 West Chesapeake Avenue
Baltimore, Maryland 21204

Dear Sir:

This letter is in reference to Case 78-45-R, a reclassification from DR 5.5 to MI on Bletzer Road in Baltimore County.

I wish to protest against any change in the classification of this property and base my position not only upon personal feeling, but also upon statements included in the General Development Plan for 1977 prepared by the Regional Planning Council.

The policy, as developed by the Council, says in part "Public actions should be designed to enhance, maintain, and revitalize existing communities." Further, the General Development Plan means "that older housing, commercial and industrial districts would be revitalized instead of allowed to deteriorate."

Therefore, it must be seen that further deterioration of this neighborhood by the granting of the requested reclassification would be contrary to the plan which has been developed to guide the growth and development of this region.

Consider what is happening to the citizens of this neighborhood. With the influx of the trucking companies and their inherent faults, i.e., noise, dirt, danger due to speeding trucks, etc., the value of the homes is depressed. While the value of the homes in this community is dropping, the price of housing in other areas is rising, thereby making it extremely difficult if not impossible for the citizens who are adversely affected by this situation to escape.

In other words, continued inroads by trucking companies and industry will eventually create a slum neighborhood. Should this be permitted to happen, to the financial benefit of a few and the financial detriment of many families? It is doubtful that a good argument could be developed for this.

As a final argument, consider this statement in the General Development Plan. "Its intent is to manage development better in today's context of scarce resources and rising demands for environmental and neighborhood quality."

It is hoped that this letter will have a favorable impact upon your analysis of the reclassification request and cause you to deny it.

Sincerely,

Fred E. Wallitt
Fred E. Wallitt

Reference Used:
"FOCUS" September/October 1977

ORDER RECEIVED FOR FILING

DATE *March 19, 1977*
BY *John F. Breyer*

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 259.21 of the Baltimore County Zoning Regulations having been met,

the above Re-districting should be had,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *18* day of *March*, 1977, that the herein described property or area should be and the same is hereby re-districted from *Undistricted* to a *I.M.*

District, 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 Re-districting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *18* day of *March*, 1977, that the above re-districting 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 *Undistricted* and/or the Special Exception for *Undistricted* be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE *March 19, 1977*
BY *John F. Breyer*

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,

the above Reclassification should be had,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *18* day of *March*, 1977, that the herein described property or area should be and the same is hereby reclassified from a *D.R.S.5* to a *M.H.*

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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *18* day of *March*, 1977, that the above re-classification 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 *D.R.S.5* and/or the Special Exception for *D.R.S.5* be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 2, 1977

Walter I. Seif, Jr., Esquire
110 E. Lexington Street
Baltimore, Maryland 21202

RE: Reclassification and Redistricting
Item No. 27 - 1st Cycle
Petitioner - Kenneth Branaman

Dear Mr. Seif:

The Zoning Plans 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 of this petition, a part of an overall tract of land located on the northeast corner of Bletzer and Glenhurst Roads, is zoned D.R. 5.5 and improved with a large warehouse building, utilized as part of the existing trucking facility on this property. Adjacent properties are also improved with trucking facilities to the northwest and west, while vacant land and individual dwellings exist to the south and east, respectively.

Prior to the adoption of the recent countywide zoning maps at the end of last year, this property was zoned M.H. - I.M. in its entirety. However, when the aforementioned new maps were eventually adopted, the part of this site including the existing warehouse building was downshifted to its present D.R. 5.5 zoning classification.

Walter I. Seif, Jr., Esquire
Page 2
Item No. 27
May 2, 1977

While I am certain that your client is aware of the Bill 18-76, concerning trucking facilities, I would like to emphasize that the existing operation must comply in all respects with said Bill.

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 plans, as may have been requested by this Committee, shall be submitted to this office prior to May 27, 1977 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Comodari
NICHOLAS B. COMODARI,
Acting Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: George William Stephens, Jr.
& Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 2, 1977

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

Re: Item #27 (Cycle I April-October 1977)
Property Owner: Kenneth W. Branaman
N/E cor. of Bletzer and Glenhurst Rds.
Existing Zoning: D.R. 3.5
Proposed Zoning: M.H.
Present District: Undistricted
Proposed District: I.M.
District: 15th No. of Acres: 1.174

Dear Mr. DiNenna:

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

General

This property is being reviewed by the County Trucking Facilities Development Committee per Bill No. 18-76.

Highways

Bletzer Road, an existing public road, is proposed to be improved in the future as a 48-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County standards.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream the stripping of top soil.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Baltimore County
Industrial Development Commission
TOWSON, MARYLAND 21204
(301) 934-3648

GARY E. BURL
DIRECTOR

April 15, 1977

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

Dear Mr. DiNenna:

Re: Zoning Cycle I: 9/1/77 to 10/15/77
Item 27
Property Owner: Kenneth W. Branaman
Location: NE cor. Bletzer and Glenhurst Roads
Present Zoning: D.R. 3.5
Proposed Zoning: M.H.
Present District: Undistricted
Proposed District: I.M.
District: 15
No. of Acres: 1.174

The Industrial Development Commission has no comments to offer.

Sincerely,

Gary E. Burl
GARY E. BURL
Director

Walter I. Seif, Jr., Esquire
110 E. Lexington Street
Baltimore, Maryland 21202

Item No. 27

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this *29th* day of *April*, *1977*

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: Kenneth Branaman

Petitioner's Attorney: Walter I. Seif, Jr., Esquire
Reviewed by: *Nicholas B. Comodari*
cc: George William Stephens, Jr., & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204
Associate III

JUN 13 1978

Item #27 (Cycle I April-October 1977)

Property Owner: Kenneth W. Branaman
Page 2
May 2, 1977

Storm Drains (Cont'd)

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.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential, commercial and industrial developments and other special construction features are required.

Water

Public water supply is serving this property.

Additional fire hydrant protection is required in the vicinity.

Sanitary Sewer

Public sanitary sewerage is not available to serve this property, which indicates the present use of a holding tank with periodic waste removal. Public sanitary is proposed for construction in this area under Job Order 1-2-347, with Federal Aid Funds, and is to be advertised for bids in the immediate future.

The Applicant is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code and/or the Joint Interim Policy of the Baltimore County Department of Public Works and the Baltimore County Plumbing Board, as applicable.

The Petitioner is cautioned as to the disposal of industrial wastes. Wastes detrimental to the public sewer system, or to the functioning of the sewage pumping stations and/or treatment plants, shall be treated or disposed of as found necessary and directed by the Administrative Authority or other authority having jurisdiction.

Further, it shall be unlawful for any person to deposit by any means into the building drainage system or sewer, any ashes, cinders or rags - flammable, poisonous, or explosive liquids - gases, oils, grease, or any other material which would or could obstruct, damage or overload such system or sewer.

The developer is responsible for the preparation and submittal of such analyses of his industrial wastes as may be required to determine either the method of disposal, or the pretreatment to be employed by him if the industrial wastes are to be discharged into the public sanitary sewer system, prior to issuance of a building permit.

The Petitioner must submit a plan indicating satisfactory means for the disposal of the wash-rack effluent or industrial waste, storm drainage and sanitary sewage, before an application for a building permit can be approved.

Item #27 (Cycle I April-October 1977)

Property Owner: Kenneth W. Branaman
Page 3
May 2, 1977

Sanitary Sewer (Cont'd)

Discharge of effluents containing untreated detergents, Alkyl Benzene Sulfonate (ABS), into septic tanks and underground disposal fields will not be permitted. The Petitioner may obtain permission to discharge effluent containing ABS into open water courses and/or storm drainage system by providing water treatment of such nature as to reduce the ABS concentration to 3.5 parts per million. Such treatment facilities require concurrent approval by the Board of Health and the Department of Public Works, Plumbing Division of Baltimore County; and where necessary, the Water Pollution Control Commissioner of the State of Maryland.

Very truly yours,

Donald W. Tucker, P.E.
DONALD W. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DWT/EAM/PBR:ss

cc: R. Latini
R. Downes
S. Bellestri
W. Munchel

E-NE Key Sheet
S & E SE 28 Pcs. Sheets
SE 2 H Topo
104 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

April 20, 1977

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

Dear Mr. DiNenna:

Comments on Item 27, Zoning Cycle I, April, 1977, are as follows:

Property Owner: Kenneth W. Branaman
Location: NE/Cor. of Bletzer and Glenhurst Road
Present Zoning: D.R.3.5
Proposed Zoning: M.H.
Present District: Undistricted
Proposed District: I.M.
District: 15th
No. Acres: 1.174

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3600

STEPHEN E. COLLINS
DIRECTOR

April 22, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Cycle Zoning Item 27 -2AC- April, 1977
Property Owner: Kenneth W. Branaman
Location: NE/Cor. of Bletzer and Glenhurst Rds.
Present Zoning: D.R. 3.5
Proposed Zoning: M.H.
Present District: Undistricted
Proposed District: I.M.
District: 15th
No Acres: 1.174

Dear Mr. DiNenna:

The present use of the site is not expected to change, therefore no increase in trip generation is expected.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

NSP/11F

baltimore county
department of health
TOWSON, MARYLAND 21204

DONALD J. ROOF, M.D., M.P.H.
DEPUTY STAT. AND COUNTY HEALTH OFFICER

April 19, 1977

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

Dear Mr. DiNenna:

Comments on Item #27, Zoning Cycle I Meeting,
April 5, 1977, are as follows:

Property Owner: Kenneth W. Branaman
Location: NE/Cor. of Bletzer and
Glenhurst Rds.
Present Zoning: D.R. 3.5
Proposed Zoning: M.H.
Present District: Undistricted
Proposed District: I.M.
District: 15th
Acres: 1.174

No additional buildings will be permitted until
public sewer becomes available.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

KS:mah

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Heinicke
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Nicholas P. Compadari, Chairman
Zoning Advisory Committee

Re: Property Owner: Kenneth W. Branaman

Location: NE/Cor. of Bletzer and Glenhurst Rds.

Item No. 27 Zoning Agenda Zoning Cycle I

Comments:

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.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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.

() 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 "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: *Paul Heinicke* Roted and Approved: *George M. Magallon*
Planning Group Battalion Chief
Special Inspection Division Fire Prevention Bureau

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFERT
DIRECTOR

April 18, 1977

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

Zoning Cycle #1

Dear Mr. DiNenna:

Comments on Item # 27 Zoning Advisory Committee Meeting,
are as follows:

Property Owner: Kenneth W. Branaman
Location: 1/2 corner of Bletzer and Glenhurst Roads
Existing Zoning: D.R. 3.5
Proposed Zoning: M.H. Present District: Undistricted Proposed District: I.M.

Acres: 1.174
District: 15th

The items checked below are applicable:

- ☐ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement as well as other applicable codes.
- ☐ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☒ F. Plan submitted does not reflect latest proposed improvements to property.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CER/173

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 19, 1977

Z.A.T. Meeting of: Zoning Cycle I

RE: Item No: 27
Property Owner: Kenneth W. Branaman
Location: NE/Cor. of Bletzer and Glenhurst Roads
Present Zoning: D.R. 3.5
Proposed Zoning: M.H.
Present District: Undistricted
Proposed District: I.M.

District: 15
No. Acres: 1.174

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH M. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARLUS B. BUTTS, JR.

THOMAS H. ROYER
MRS. LORRAINE F. CHURCH
ROGER B. MATOJA

ROBERT W. BURELL, SUPERINTENDENT

ALVIN LOBBACK
MRS. WILTON W. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

JUN 13 1978

104-300
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND LICENSING
GORDON J. DEWE, DIRECTOR
OFFICE OF THE BUILDINGS ENGINEER
COUNTY OFFICE BUILDING, TOWSON, MD. 21204

Permit No. 4411

Permit is hereby granted to William A. Stroh
Name William A. Stroh
Address 5300 Bluetree Rd. Towson, Md. 21204
City, State, Zip Towson, Md. 21204

to use and occupy the land and/or building described and located as follows on Permit No. 11609
2310 Bluetree Rd. Towson, Md. 21204
Address 2310 Bluetree Rd. Towson, Md. 21204
City, State, Zip Towson, Md. 21204

for the purpose set forth below:
Storage Shed. Storage of Steel Only
(Use for which permit is granted (describe fully))

Occupancy Load Unlimited
Date 3-2-78 Issued by the Buildings Engineer G. J. Dewe
Fee Paid \$10.00

NOTE: This permit must be conspicuously displayed and not removed from the premises to which it was issued. It must be shown upon demand to any representative of the Building Engineer, Division of Building Inspection. This permit is good only for the use and to the extent described above. Changes in use, any extension thereof, and changes in occupancy require a new permit.

PERMIT

THIS PERMIT MUST BE POSTED

NOTE: SEPARATE FORM IS REQUIRED FOR ALL RECLASSIFICATION & REDISTRIBUTION PERMITS WHICH MAY BE ISSUED BY AN ARCHITECT OR PLANNING ENGINEER TO A BUILDING ENGINEER.

A PERMIT IS GRANTED BY BALTIMORE COUNTY MARYLAND OFFICE OF THE BUILDING ENGINEER TO William A. Stroh TO CONSTRUCT STORAGE SHED 2310 BLUETREE RD. TOWSON, MD. 21204

OWNER W. A. STROH
MANUFACTURER 5300 BLUETREE RD. BALTO. CO. MD. 21204
TRUST K. W. BRAMMER AND BERTHA P.
SO/25 SALE
10/25 NAIRNE ROGER FISHER
N/A

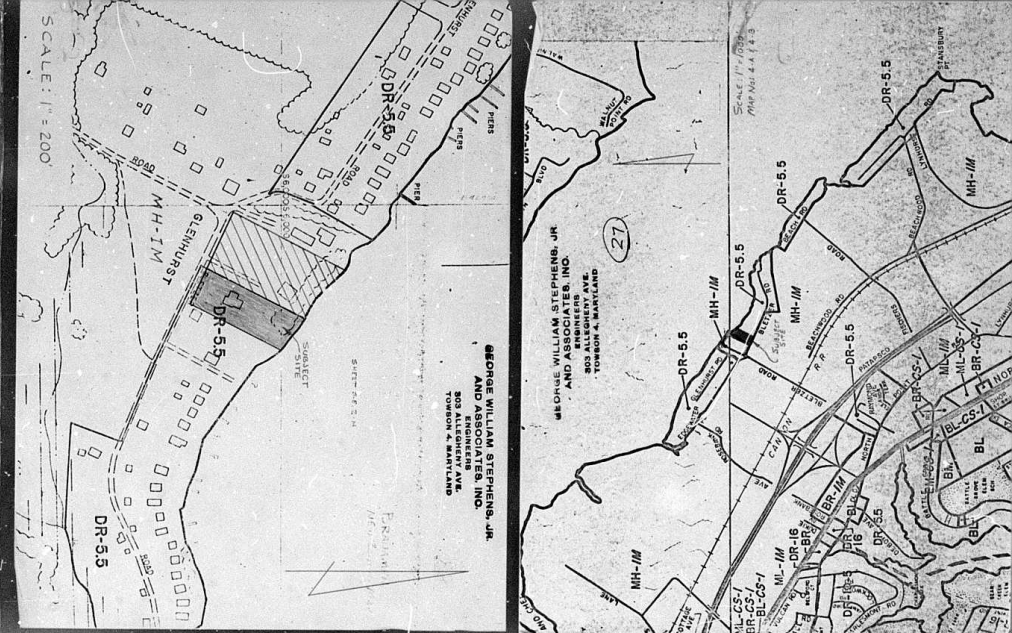
TYPE OF IMPROVEMENT
RESIDENTIAL
1. ADDITION
2. ALTERATION
3. REPAIR
4. REMOVAL
5. OTHER

TYPE OF USE
NON-RESIDENTIAL
1. BUSINESS, RECREATION, PLACE OF ASSEMBLY
2. OTHER
3. OTHER
4. OTHER
5. OTHER
6. OTHER
7. OTHER
8. OTHER
9. OTHER
10. OTHER
11. OTHER
12. OTHER
13. OTHER
14. OTHER
15. OTHER
16. OTHER
17. OTHER
18. OTHER
19. OTHER
20. OTHER
21. OTHER
22. OTHER
23. OTHER
24. OTHER
25. OTHER

OWNERSHIP
1. FULLY OWNED
2. PARTIALLY OWNED
3. RENTED
4. OTHER

CONST. STORAGE SHED 20' X 30' FOR STORAGE OF STEEL ONLY.

ALWAYS USE THE CONTROL AND THE PERMIT NUMBERS WHEN REQUESTING INSPECTIONS OR INFORMATION REGARDING THIS PERMIT. BUILDINGS ENGINEER BUILDINGS INSPECTOR 49A-3888 3953



OFFICE OF THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 September 1, 1977

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR RECLASSIFICATION & REDISTRIBUTION of William A. Stroh, a weekly newspaper printed and published in Towson, Baltimore County, Md. was received by the County of Baltimore, Md. and is hereby acknowledged.

□ Catonsville Times □ Towson Times
□ Dundalk Times □ Arbutus Times
□ Essex Times □ Community Times
□ Suburban Times East □ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 2nd day of September, 1977, that is to say, the same was inserted in the issues of September 1, 1977.

STROMBERG PUBLICATIONS, INC.
BY Ernest Berger

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 1st, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. was received by the County of Baltimore, Md. and is hereby acknowledged.

day of September, 1977, the first publication appearing on the 1st day of September, 1977.

THE JEFFERSONIAN
L. L. Lusk
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 57399

DATE March 12, 1978 ACCOUNT 01-662

AMOUNT \$164.50

RECEIVED W. A. Stroh 2006 W. Joppa Road, Lutherville, Md. 21093

FOR Advertising and posting of property
915-15-2

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 46504

DATE March 29, 1977 ACCOUNT 01-562

AMOUNT \$50.00

RECEIVED William A. Stroh 2006 W. Joppa Rd., Lutherville, Md. 21093 (Cash)

FOR Petition for Reclassification and Redistributing

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 27th day of March 1977 Item #

William A. Stroh
Zoning Commissioner

Petitioner William A. Stroh Submitted by William A. Stroh
Petitioner's Attorney William A. Stroh reviewed by William A. Stroh

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

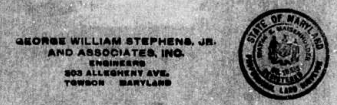
District 15A Date of Posting 9-1-77

Posted for: William A. Stroh
Petitioner: William A. Stroh
Location of property: 2310 Bluetree Rd. Towson, Md.

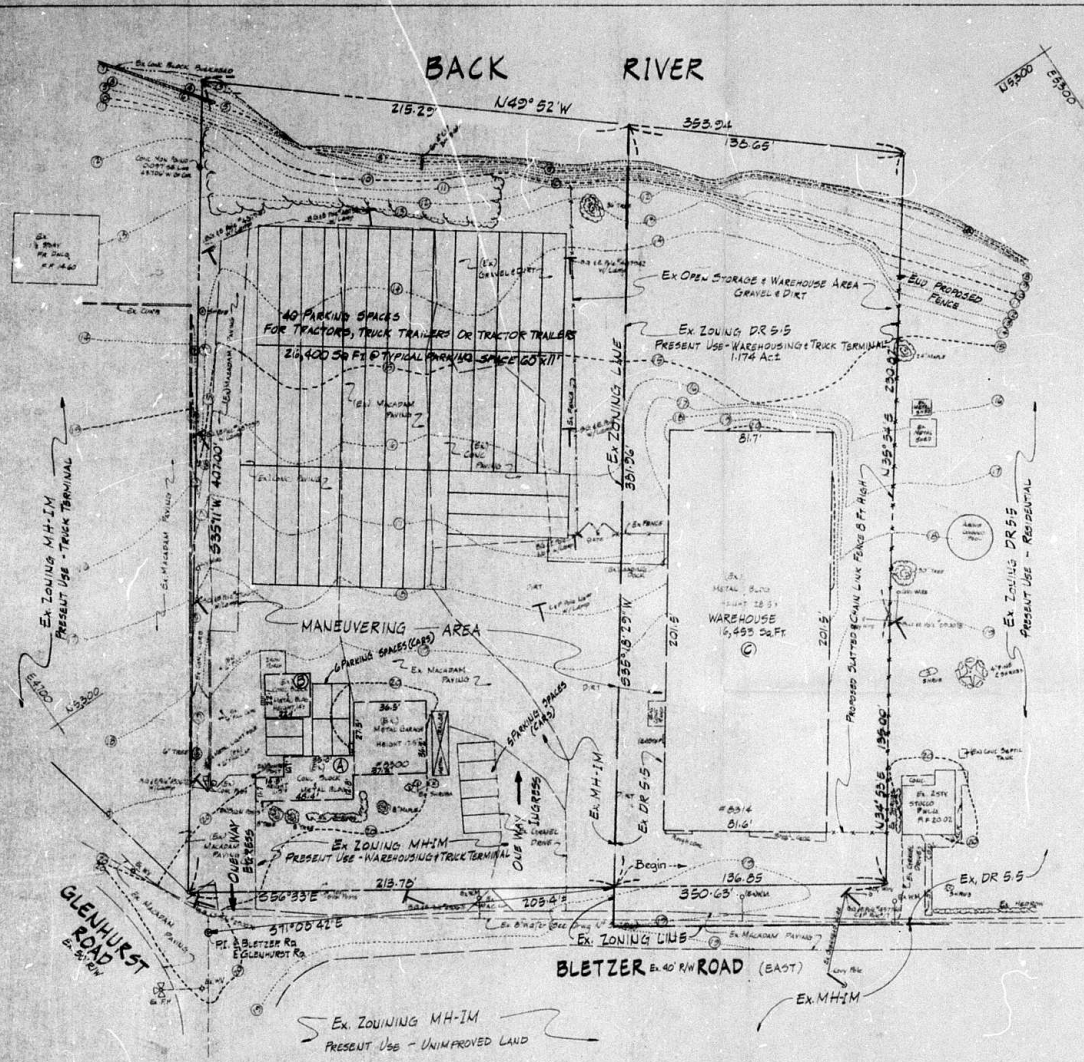
Location of Sign: 2310 Bluetree Rd. Towson, Md.
Remarks: See above

Posted by: Michael A. Stroh Date of return: 9-8-77

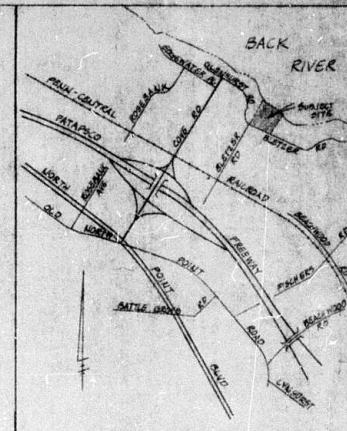
N 5000
E 3000



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON, MARYLAND



PARKING TABULATION
PARKING REQUIREMENTS ARE BASED ON 1 SPACE PER 3000 SQ. FT. OF TOTAL AREA DEVOTED TO PARKING OF TRUCKS, TRACTORS, TRAILERS OR TRACTOR TRAILERS PER BILL 18-76 (CLASS II) X TERMINAL)
TOTAL PARKING AREA = 26,400 SQ. FT. + 3,000 = 29 SPACES REQUIRED (CAR)
TOTAL PARKING PROVIDED = 11 SPACES (CAR)



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES

- 1) AREA WHOLE TRACT - 5.11 AC.
- 2) PRESENT USE WHOLE TRACT - TRUCK TERMINAL (CLASS II) WITH COMBINATION WAREHOUSE OPERATION
- 3) EXISTING ZONING WHOLE TRACT - MH-IM & DR-55
- 4) AREA EX. DR-55 ZONE - 1.174 AC.
- 5) PRESENT USE EX. DR-55 ZONE - COMBINATION TRUCK TERMINAL & WAREHOUSE
- 6) EXISTING BUILDINGS:
 - BUILDING (A) - HAS EX. REST ROOM FOR BOTH SEXES, SERVES AS DISPATCHING OPERATION, HOUSES 5 OFFICE PERSONNEL, HAS SUNG STORAGE & GARAGE FACILITIES, HAS TELEPHONE SERVICE.
 - BUILDING (B) - SERVES AS DRIVER ROOM, HAS TELEPHONE SERVICE, HAS EXISTING REST ROOM & SHOWER FACILITIES FOR BOTH SEXES.
 - BUILDING (C) - USED FOR WAREHOUSING.
- 7) SANITARY SEWER PROVISION (SEWAGE UTILITIES HOLDING TANK, PERIODIC WASTE REMOVAL THERE ARE SEWER PIPES ON PLOT WITH BALTIMORE COUNTY THAT ARE IN TENTATIVE STAGE, SHOULD PROPOSED SANITARY SEWER CONSTRUCTION IN BLETZER ROAD (DR. #71-0179), SHOULD THE SEWER BE CONSTRUCTED, SUBJECT PROPERTY WILL TIE IN.
- 8) HOURS OF OPERATION - 24 HOURS.
- 9) IT IS TO BE NOTED THAT UNDER PROVISION OF BILL 18-76, PETITIONER IS CURRENTLY IN THE PROCESS OF HAVING A SITE PLAN PREPARED BY THIS OFFICE WITH THE INTENT OF COMPLIANCE. BE IT FURTHER NOTED THAT THIS ZONING PLAN REFLECTS CURRENT CONDITIONS ON THE SITE AS OF MARCH 28, 1977 AND THAT THE PETITIONER IS PROPOSING VARIOUS IMPROVEMENTS PER SAID BILL 18-76 NOT REFLECTED HEREIN. THEREFORE IT IS THE PRIMARY INTENT OF THIS PLAN TO BE USED FOR THE PURPOSE OF ZONING RECLASSIFICATION ONLY.

PLAT TO ACCOMPANY ZONING PETITION
FOR
RECLASSIFICATION FROM EX. DR-55 ZONE
TO
MH-IM ZONE

PROP. OF K.W. BRANAMEN & WIFE
#8300 TO 8314 BLETZER ROAD

BALTO. CO., MD.
SCALE: 1" = 30'

ELECT. DIST. #19
MARCH 28, 1977