



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

November 3, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon: REVISED
Comments on Item # 100 / Zoning Advisory Committee Meeting are as follows:
Property Owner: Banner Masonry Corporation
Locations: NW/C Dogwood Road and White Stone Road
District: 1st.

APPLICABLE ITEMS ARE CIRCLED

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #11-7 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
5. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 317 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood/Riverine. Please see the attached copy of Section 514 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comments: Storage areas in office buildings shall be sprinklered. See Sections 1702.11, Section 1705.0. A separate sprinkler permit is required.
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Arnold Jablon
By: C. E. Gerber, Chief
Building Plans Review

11/23/86

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 30 19 86
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper, printed and published in Towson, Baltimore County, Md., appearing on October 30 19 86

THE JEFFERSONIAN,

Susan Studer O'Brien
Publisher

Cost of Advertising
27.50

PETITION FOR ZONING VARIANCES
In Election District
Case No. 87-199-A
LOCATION: Northwest Corner of Dogwood Road and White Stone Road (6729 Dogwood Rd.)
DATE AND TIME: Wednesday, November 19, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Zoning Variance to permit a three-sided wall of 8 feet in height of the required 75 feet, a side yard setback of 15 feet and 12 feet in lieu of the required 50 feet, and a circular driveway for construction required during and after construction of the property of Banner Masonry Corp., as shown on plan filed with the Zoning Office.
In the event that this Petitioner is granted a building permit, the petitioner will, however, guarantee any request for a change of use or zoning during this period for good cause shown. Such request must be received in writing by the date of the hearing and shall be made at the hearing.
By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
10/23/86 Oct. 30

LEGAL NOTICE

PETITION FOR ZONING VARIANCES
In Election District
Case No. 87-199-A
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By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
10/23/86 Oct. 30

CERTIFICATE OF PUBLICATION
PO 81467

Pikesville, Md., Oct. 29, 1986

TRIFY, that the annexed advertisement in the NORTHWEST STAR, a weekly published in Pikesville, Baltimore and before the 19th day of Nov. 19 86 publication appearing on the day of Oct. 19 86 publication appearing on the day of 19 publication appearing on the day of 19

THE NORTHWEST STAR

Charles Holberg
manager

Cost of Advertisement \$24.00

Anthony P. Palaigos, Esquire
1200 Mercantile Bank and Trust Building
2 Hopkins Plaza
Baltimore, Maryland 21201

October 3, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
NW/cor. of Dogwood Rd. and White Stone Rd.
(6729 Dogwood Rd.)
1st Election District
Banner Masonry Corp. - Petitioner
Case No. 87-199-A

TIME: 10:30 a.m.

DATE: Wednesday, November 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MD
OFFICE OF FINANCE-REVENUE
MISCELLANEOUS CASH
DATE: 9/10/86
RECEIVED: BLMH, Y
FOR: FINANCIAL
B B
BANNER M
VALIDATION

inge, President
Corp.
ad
land 21207

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: November 7, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-199-A and 87-209-A

Assuming compliance with the landscaping requirements noted by the Division of Current Planning and Development's representative on the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject requests.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slb

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 5, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Anthony P. Palaigos, Esquire
1200 Mercantile Bank & Trust Bldg.
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Item No. 100 - Case No. 87-199-A
Petitioner: Banner Masonry Corp.
Petition for Zoning Variance

Dear Mr. Palaigos:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following 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 suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3335

ARNOLD JABLON
ZONING COMMISSIONER

JAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 12, 1986

Anthony P. Palaigos, Esquire
1200 Mercantile Bank and Trust Building
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: PETITION FOR ZONING VARIANCES
NW/cor. of Dogwood Rd. and White Stone Rd.
(6729 Dogwood Rd.)
1st Election District
Banner Masonry Corp. - Petitioner
Case No. 87-199-A

Dear Mr. Palaigos:

This is to advise you that \$66.50 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please send payment to Baltimore County, Maryland, and remit to Building, Towson, Maryland

No. 025625

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 11/19/86 ACCOUNT: R-01-615-000
SIGN & POST RETURNED
Blum, Yankas, Mailman, Gutman & Denick, P.A.
1200 Mercantile Bank & Trust Bldg., 2
Hopkins Plaza, Baltimore, Md. 21201
ADVERTISING & POSTING COSTS RE CASE 87-199-A
8032*****665018 2194F
VALIDATION: OR SIGNATURE OF CARRIER

87-199-A

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 day of October 19 86

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Banner Masonry Corp.
Attorney: Anthony P. Palaigos, Esquire
Received by: James E. Dyer, Chairman, Zoning Plans Advisory Committee



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

October 2, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 100 -ZAC- Meeting of September 16, 1986
Property Owner: Banner Masonry Corp.
Location: NW/C Dogwood Road and White Stone Rd.
Existing Zoning: M.L. and M.L. - IM
Proposed Zoning: Variance to permit a front yard setback of 8 feet in lieu of the required 75 feet and side yard setback on the south side from 50 feet to 13 feet and 12 feet, and crusher run surface instead of durable, dustless surface for the construction of storage equipment

Area: 1st Election District
District:

Dear Mr. Jablon:

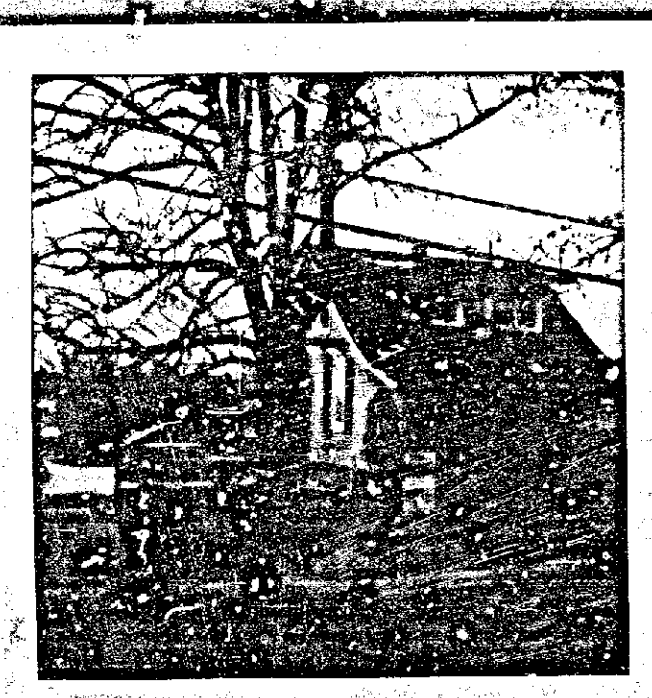
The Department of Traffic Engineering has reviewed the site plan for this property and recommends the following changes:

1. A standard truck entrance on Whitestone Rd. 35' wide with 30' radius
2. Move gates 60' from the proposed curb line
3. Curb, gutters, and sidewalks should be provided along the entire frontage of the site, with a 30' radius at the intersection of Whitestone Rd. & Dogwood Rd.
4. Field inspection revealed the existing parking lot requires cars to back onto Whitestone Road; this is a safety hazard and should be stopped.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



87-915 AS SD EJC



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

RECEIVED
OCT 23 1986

ZONING OFFICE

October 21, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Zoning Variance Item 100 are as follows:

Property Owner: George M. Strunge
Location: 6729 Dogwood Road

At the time of inspection it was observed that the property above exhibited a potentially severe dust problem on all areas covered by crusher run (now mostly dust and pulverized by constant pressure of heavy traffic utilizing these areas of ingress/egress).

Mr. George M. Strunge, owner, offered to reapply crusher run to areas of ingress/egress and all isles serving storage areas to be in compliance to the dust problem currently experienced. Such application is to begin within thirty (30) days.

Reference to the 5 parking spaces to be crusher run in lieu of higher level paving is recommended for approval and to be maintained in accordance with regulations from the State of Maryland for dust control.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
Bureau of Environmental Services

IJF/als



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

Sept. 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Banner Masonry Corp.

Location: NW/C Dogwood Rd. & White Stone Rd.

Item No.: 100 Zoning Agenda: Meeting of Sept. 16, 1986

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.

() 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 operation.

(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 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

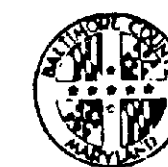
() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. John Kelly, 9986*
Planning Group
Special Inspection Division

Noted and

John F. O'Neill
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

September 17, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #100 Zoning Advisory Committee Meeting are as follows:

Property Owner: Banner Masonry Corporation
Location: NW/C Dogwood Road and White Stone Road
District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

(C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(E) All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1104.1 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

(G) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

(H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.

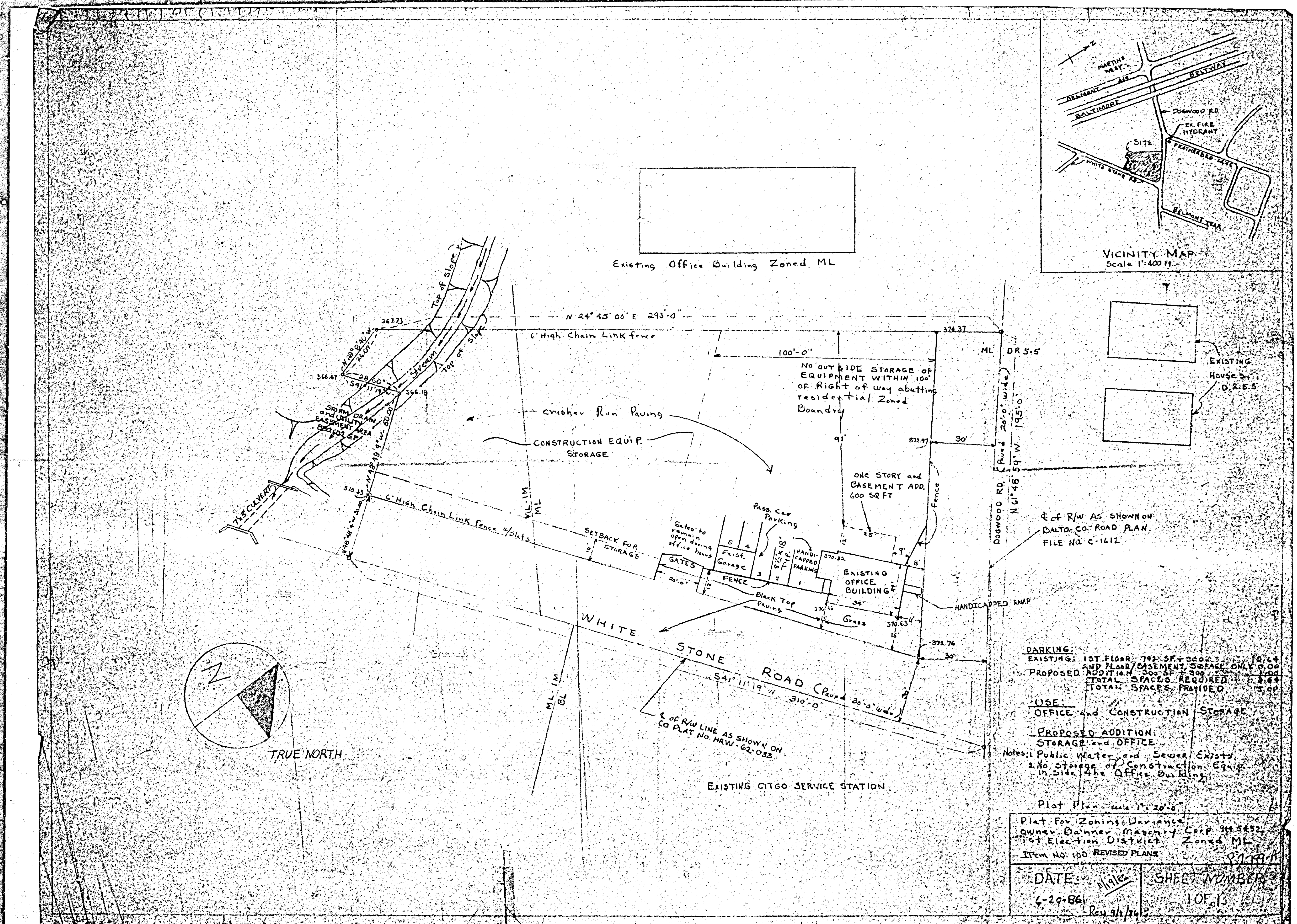
(I) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

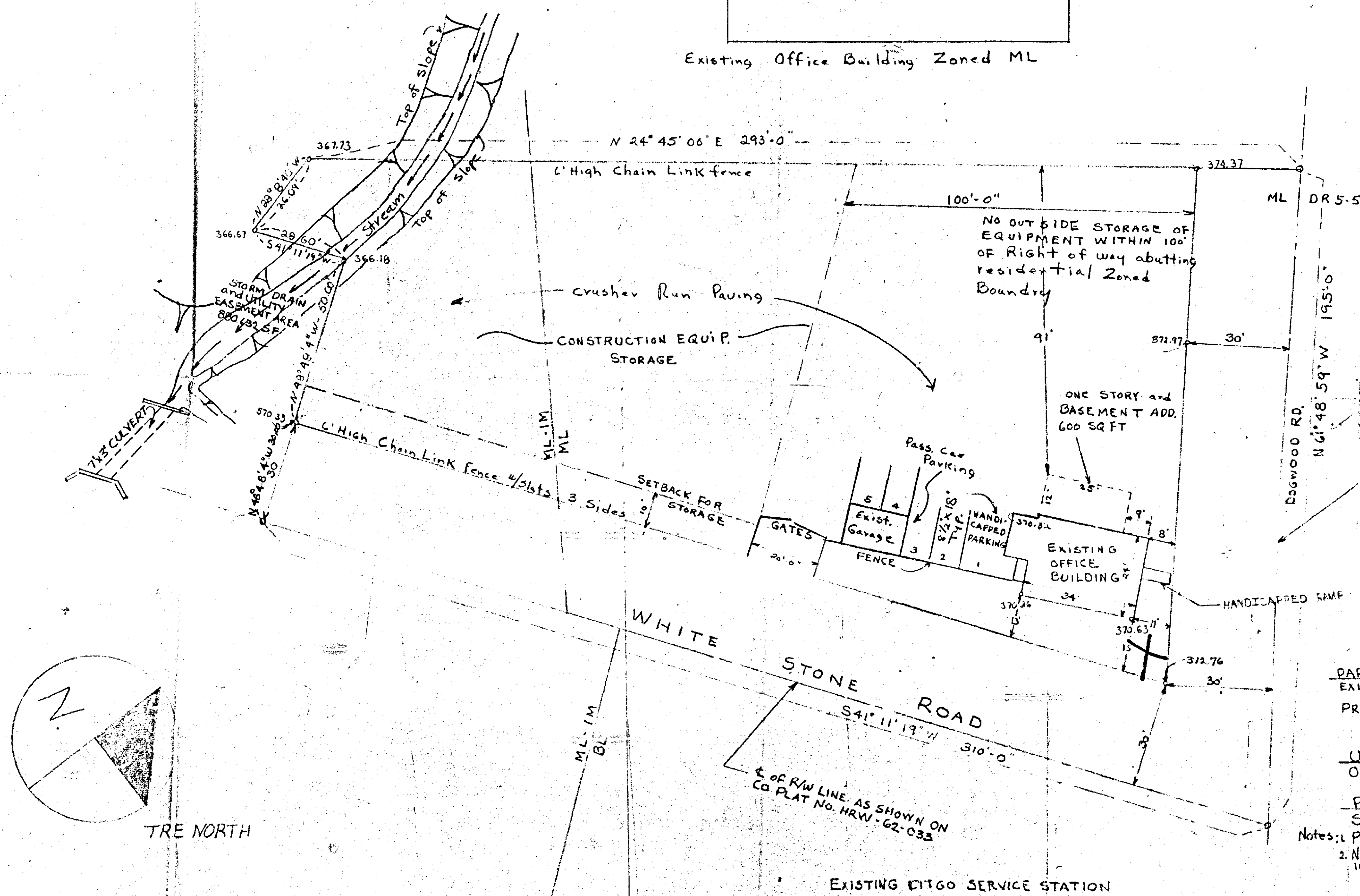
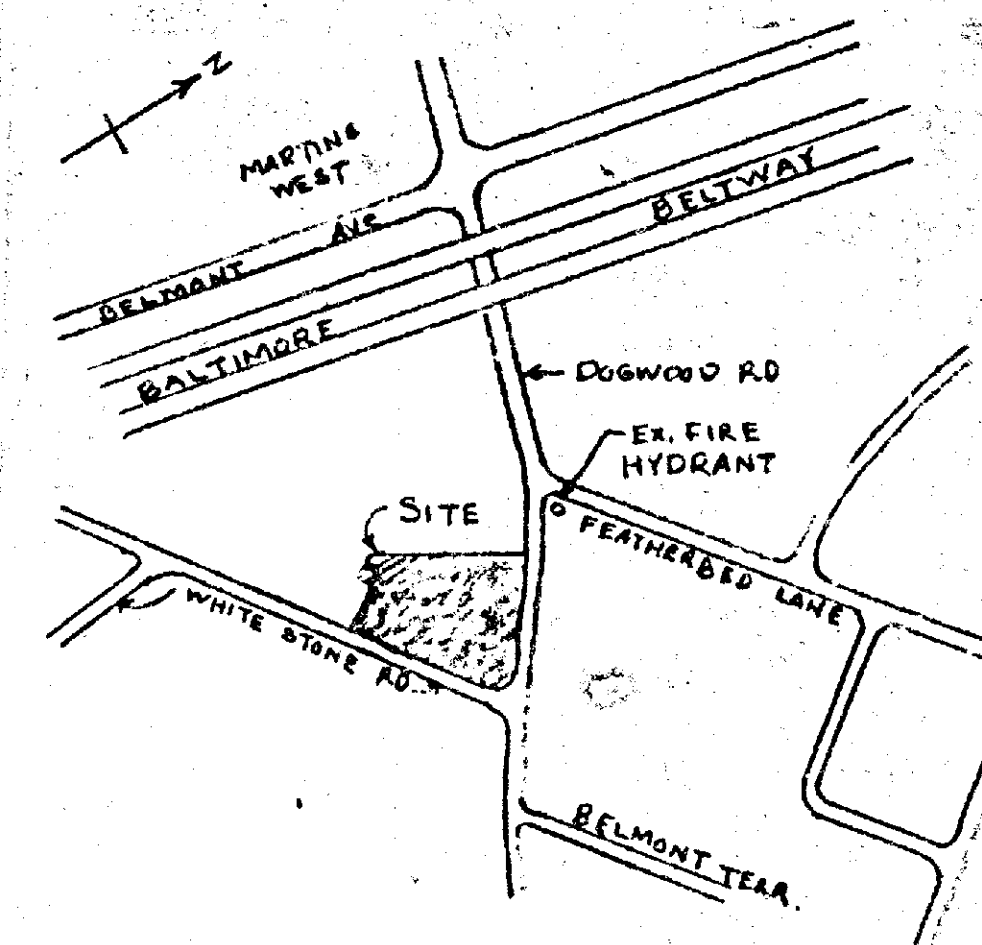
(C) Comments: Storage in basement will require sprinklers as per Section 1702.14. If it exceeds 10% of the basement floor area a fire separation is required. See Section 313.2. Storage is classified as an S-1 Use Group. Offices are classified as Use Group "B".

(K) These observations reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles P. Stambur
By: C. P. Stambur, Chief
Building Plans Review

L/22/86





<u>PARKING:</u>		
EXISTING:	1ST FLOOR 792 SF ÷ 300 =	2.64
	2ND FLOOR / BASEMENT STORAGE ONLY	0.00
PROPOSED	ADDITION 300 SF ÷ 300 =	1.00
	TOTAL SPACES REQUIRED	3.64
	TOTAL SPACES PROVIDED	5.00

USE:
OFFICE and CONSTRUCTION STORAGE

PROPOSED ADDITION:
STORAGE and OFFICE

Notes: 1. Public Water and Sewer Exists
2. No Storage of Construction Equip.
in Side the Office Building

Plot Plan scale 1" = 20'-0"

Plat For Zoning Variance
Owner Banner Machinery Corp. 9445452
1st Election District Zoned ME

DATE:
6-20-86

SHEET NUMBER
1 OF 1

1 sign
87-199A