

PAUL H. REINCKE
CHIEF

March 5, 1987

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

RE: Property Owners: Daniel G. Schuster, et ux

Location: SW/S New Plant Ct., 1300' SW of the c/l of S. Dolfield Road

Item No.: 330 Zoning Agenda: Meeting of 3/3/87

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.

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: *[Signature]* 5-12
Planning Group
Special Inspection Division

Noted and Approved:

[Signature] John F. O'Neill
Fire Prevention Bureau

/mb

TED ZALESKI, JR.
DIRECTOR

March 13, 1987

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

Dear Mr. Jablon:

Comments on Item # 330 Zoning Advisory Committee Meeting are as follows:

Property Owners: Daniel G. Schuster
Location: SW/S New Plant Ct., 1300' SW of the c/l of S. Dolfield Rd.
District: 4th

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.N.S.I. #117-1 - 1950) 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-4 Single Family Detached Sheddings require a minimum of 1 hour fire rating for exterior walls closer than 0'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 0'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire or party wall. See Table 101, Section 102.7, Section 105.2 and Table 102.7. 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 101 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 (or the new use). Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Uses. See Section 311 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 518.0 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 finished floor levels including basement.

J. Comments: Certain permits to plans have been filed for permits. All plans for structures to be filed shall also require seals & signatures of a registered in Maryland Professional Engineer.

K. 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 review of any permit. If desired, the applicant may obtain additional information by visiting Room 129 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Baltimore County Executive

4/27/85

IN RE: PETITION FOR ZONING VARIANCE
SW/S New Plant Ct., 1300' SW
of the c/l of S. Dolfield Rd.
(52 New Plant Court)
4th Election District
3rd Councilmanic District
Daniel G. Schuster, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-446-A

The Petitioners herein request a variance to permit a height of 63.75 feet in lieu of the permitted 40 feet, and a rear yard setback of 25 feet in lieu of the required 30 feet for a cement storage silo.

Testimony by Mr. Schuster indicated that he has been in the concrete construction business for 14 years, and has used the subject property as a warehouse and equipment storage yard in connection with his business for the past 8 years. In April 1985, he purchased cement trucks, stored them on a leased acre of land on Dolfield Road, and established a dry batch plant on the subject site along with his office and warehouse. Prior to that time, he purchased already mixed cement from suppliers who would deliver the concrete direct to the construction site. Sand, stone, and aggregate are stored in bins. A change of occupancy permit was obtained to change the site from a warehousing operation to manufacturing. Daily, two to four tanker trucks deliver cement additive which is pneumatically unloaded into the existing 300 barrel silo located on the four "concrete pads for steel braces" shown in the south center portion of the property as reflected in the plan submitted, prepared by Albert L. Snyder, Surveyor, revised January 6, 1987 and identified as Petitioner's Exhibit 1. The pneumatic unloading is the noisiest part of the operation and takes about 45 minutes per tanker. Approximately 33% of the red-mix is utilized on the Petitioner's own construction jobs; approximately 67% of the red-mix is delivered in the Petitioner's trucks to jobs handled by other contractors. Having his own batching plant enables the Petitioner to schedule his construction work and be

ORDER RECEIVED: CR FILING
Date *[Signature]*
By *[Signature]*

quested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IF IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of June 1987, that a height of 63.75 feet and a rear yard setback of 25 feet for a cement storage silo, in accordance with Petitioner's Exhibit 1, be approved in the instant case, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however to the following restrictions:

- 1) The batching portion of the operation must remain accessory to the Petitioners' concrete construction business.
- 2) At any such time as the ownership of the property or the management of the concrete construction business should change, a public hearing will be required to determine whether the concrete batching plant may continue to operate in an accessory capacity and, indeed, whether a concrete batching plant may be allowed in an ML-IM zoned site under Section 253.1A of the BCZR or under Sections of the BCZR applicable at that time.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

June 12, 1987

Joseph I. Huesman, Esquire
16 S. Calvert Street, Suite 504
Baltimore, Maryland 21202

RE: Petition for Zoning Variance -
SW/S New Plant Court, 1300' SW of the c/l of S. Dolfield Road
(52 New Plant Court)
4th Election District, 3rd Councilmanic District
Case No. 87-446-A
Daniel G. Schuster, et ux - Petitioners

Dear Mr. Huesman:

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted, subject to the restrictions noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbs

Enclosures

cc: Louis J. Kozlakowski, Jr., Attorney for Dan-Mar Mfg. Co.
Blum, Yumks, Mailman, Gutman & Denick, P.A.
1200 Mercantile Bank & Trust Building
2 Hopkins Plaza, Baltimore, Md. 21201

People's Counsel



Dennis F. Rasmussen
County Executive

PETITION FOR ZONING VARIANCES

4th Election District - 3rd Councilmanic District
Case No. 87-446-A

LOCATION: Southwest Side of New Plant Court, 1,300 feet Southwest of the Centerline of South Dolfield Road (52 New Plant Court)

DATE AND TIME: Tuesday, May 12, 1987, at 9:45 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:

Petition for Zoning Variance to permit a height of 63.75 feet in lieu of the required 40 feet and a rear yard setback of 25 feet in lieu of the required 30 feet

Being the property of Daniel G. Schuster, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW/S New Plant Ct., 1,300' SW of :
C/L of S. Dolfield Rd. (52 New : OF BALTIMORE COUNTY
Plant Ct.), 4th District :
DANIEL G. SCHUSTER, et ux, : Case No. 87-446-A
Petitioners : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of April, 1987, a copy of the foregoing Entry of Appearance was mailed to Joseph I. Huesman, Esquire, Suite 504, 16 S. Calvert St., Baltimore, MD 21202, Petitioners' Attorney; and Daniel G. Schuster, President, Daniel G. Schuster, Inc., 52 New Plant Ct., Owings Mills, MD 21117, Contract Purchaser.

[Signature]
Peter Max Zimmerman

ORDER RECEIVED: CR FILING
Date *[Signature]*
By *[Signature]*

PETTIC FOR ZONING VAANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 254 to permit a height of 63.75 feet in lieu of the required 40 feet, and 238.2 to permit a rear yard setback of 25 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Additional space for different grades of cement.
2. To reduce truck traffic during peak hours.
3. Silo is part of batching plant and has to be alongside plant; silo size is minimum required.
4. The height proposed is needed for gravity flow.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Daniel G. Schuster, Inc.

(Type or Print Name)
By Daniel G. Schuster, President

Signature

52 New Plant Court
Address

Owings Mills, Maryland 21117
City and State

Attorney for Petitioner:

JOSEPH I. HUESMAN
(Type or Print Name)

Signature
Suite 504, 16 S. Calvert St.

Address

Baltimore, Maryland 21202
City and State

Attorney's Telephone No.: (301) 539-0155

Legal Owner(s):

Daniel G. Schuster

(Type or Print Name)

Signature

Jean K. Schuster
(Type or Print Name)

Signature

525 Pleasant Hill Road

Address Phone No. 356-2684

Owings Mills, Maryland 21117
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Daniel G. Schuster

Name 525 Pleasant Hill Road 356-2684

Address Owings Mills, Md. 21117 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day

of March 19, 87, 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 108, County Office Building in Towson, Baltimore

County, on the 12th day of May, 19, 87, at 2 o'clock

A.M.

Zoning Commissioner of Baltimore County.

Description of property #52 New Plant Court, Owings Mills, Maryland 21117,

owned by Daniel G. Schuster and Jean K. Schuster.

lot(s) of ground situate in the Fourth Election District of Baltimore County,

in the State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point on the southwesterly side of New Plant Court right of-way, and said point having coordinates North 41501.96 and W 46833.82 as shown on Plat 34, folio 69; thence leaving said Plat for the following courses and distances (1) South 34 degrees 16 minutes 00 seconds East, 237.86 feet to the intersection of the South 87 degrees 39 minutes 56 seconds West line as shown on the outline of Section 2 - Owings Mills Industrial Park, Plat 29, folio 14; thence following and binding on said outline the following two courses and distances (1) South 87 degrees 39 minutes 56 seconds West, 282.87 feet thence (2) by a curve to the left having a radius of 3879.72 feet and an arc distance of 120.03 feet; thence leaving said outline and running through Parcel "E", North 32 degrees 44 minutes 00 seconds West, 166.06 feet to the southwesterly side of the New Plant Court right-of-way; thence running and binding on said right of way South 57 degrees 16 minutes 00 seconds East 113.63 feet to the point of beginning. Containing 0.9 Acres of land, more or less.

SUBJECT to a 30 foot drainage reservation along the second (South 87 degrees 39 minutes 56 seconds West) line and the third (Radius 3879.72 feet and arc distance 120.03 feet) line

BEING part of Parcel "E"-#2 described in a Deed dated September 30, 1977 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5832, folio 898, from Monumental Enterprises, Inc. to the within named Grantor.

Beginning on the southwest side of New Plant Court, 60' wide at the distance of 1,300 southwest of the centerline of South Dolfield Road.

THE DAILY RECORD

ESTATE & CONSTRUCTION

CONSTRUCTION IMPROVEMENTS

Edge Road	\$100,000
adders & Remodeling	\$120,000
Road	\$170,000
Caplan	\$170,000
Open View Drive	\$170,000
men Courage Court	\$200,000
uth	\$100,000
nc	\$100,000
h, Leonard Drive	\$100,000
ing Drive	\$135,000
Plot	\$175,000
Court	\$125,000
Ordakowski	\$140,000
g Farm Court	\$300,000
asa	\$150,000
tr	
n Court	
inda Koepper	
Inc	
Building Permit Records	

STATE PEOPLE

Nancy Wilks & Associates, Inc. is a real estate firm that has been in business for 15 years. The firm is currently executive vice president of the National Multi Housing Council, a Washington, D.C.-based trade association with a membership of approximately 6,000 that includes builders, owners, managers, syndicators and other individuals involved in the multifamily housing industry.

Association of Realtors, to succeed Albert E. Abraham, who has been the association's chief lobbyist for 15 years. NAR Executive Vice President William D. North said Driesler will assume the position on May 12. Abraham will continue to serve the association, and pursue additional interests, for another two years.

Driesler, 35, currently is executive vice president of the National Multi Housing Council, a Washington, D.C.-based trade association with a membership of approximately 6,000 that includes builders, owners, managers, syndicators and other individuals involved in the multifamily housing industry.

Driesler "will bring to the association a thorough knowledge of the Washington, D.C. real estate industry."

Owings Mills' Industrial Boom

New Business Centers Vie for Tenants

Ask someone about the boom-town growth of Owings Mills and the odds are you will hear only part of the story. New home developments and retail centers, and of course, the long-awaited Northwest Expressway, are all essential pieces in the picture now observed along Reisterstown Road in Baltimore County.

An equally important, but not quite so obvious element in the Owings Mills story is the development of office and warehouse space. With thousands of square feet of new space available, and more coming on line, Owings Mills has acquired a new resident work force to round out its economy. For companies, there is now added incentive to "locate in Owings Mills."

Growth in Owings Mills has created a surge of commercial development, said Walter Patton, an agent with Kayne/Levin/Neilson/Bavar Realtors. "The demand for land and space there has been tremendous. Population is increasing, the new mall has become a focal point, and people are just generally bullish about being involved with Owings Mills, and that includes locating or relocating a business there."

Patton's firm has been heavily involved in the sale, leasing, and development of industrial and commercial properties in Owings Mills for the past several years.

"The area is proving its ability to absorb office and light industrial space. Northwest Business Center, for which we were leasing agents, consists of over 120,000 square feet and is now fully occupied. This project and others are all capitalizing on the need for offices, warehouse and other service specialties in one of the county's new population centers," Patton noted.

"Developers and businesses are now looking for new opportunities for office and light industrial projects in the vicinity, although vacant land, property zoned and located near the Town Center, is becoming more difficult to find," Patton continued.

"We recently negotiated the sale to a developer of 125 acres for The Business Center at Owings Mills. The project is less than 1.5 miles from the mall. The land is being developed to provide developers and businesses with building sites of two acres or larger and is already 60 percent sold. The response from business has been phenomenal."

Baltimore County officials have planned for over 700 acres of office and light industrial space in the Owings Mills area. The enthusiasm that has been demonstrated by the development community in fulfilling those plans has pleasantly surprised even the most optimistic of the long-range planners.

"By the end of the June 30th fiscal year, developers will have built, or have approved by the County Review Group, over \$1.5 billion in privately funded projects," said Brenda Crabbs, Growth Area Coordinator for the Baltimore County Economic Development Commission. "This investment represents an important commitment to Owings Mills, to the county, and to the metropolitan area." "The developers and Realtors have been extremely cooperative in helping the county create an environment in Owings Mills that will benefit all our citizens."

"Furthermore, the controlled growth of the area, the carefully timed infrastructure development, and the area's excellent marketability today are due to the foresight and planning of community groups and county officials over the last decade," Crabbs stated. "Owings Mills will continue to be a model for development in other parts of Baltimore County."

LOCAL REAL ESTATE



New warehouse and light industrial projects are thriving in the boom-town atmosphere created by the growth of Owings Mills. Pictured here is the 120,000 square foot Northwest Business Center.

ORDER RECEIVED FOR PLANS

330 89-446-11

RCM 2/6/87

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
24th day of March, 1987.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner: Daniel G. Schuster, et ux Received by: James E. Dyer
Petitioner's Attorney: Joseph J. Huesman, Esquire
Chairman, Zoning Plans Advisory Committee



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 8, 1987

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

cdo

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
Children Administration
Industrial
Development

Joseph I. Huesman, Esquire
Suite 504, 16 S. Calvert Street
Baltimore, Maryland 21202

RE: Item No. 330 - Case No. 87-446-A
Petitioners: Daniel G. Schuster, et ux
Petition for Zoning Variance

Dear Mr. Huesman:

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

cc: A.L. Snyder, Surveyor
1911 Hanover Pike
Hampstead, Maryland 21074

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: April 10, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
Zoning Petitions No. 87-415-A, 87-420-A, 87-421-A, 87-424-A, 87-425-A,
SUBJECT: 87-426-A, 87-427-A, 87-428-A, 87-429-A, 87-430-A, 87-431-A, 87-434-A,
87-435-A, 87-436-Sph, 87-438-A, 87-443-Sph, 87-445-A and 87-446-A.

There are no comprehensive planning factors requiring comment
on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:tlb

RECEIVED
APR 14 1987
ZONING OFFICE

CPS-00A

LEROCH AND HUESMAN

SUITE 504
16 SOUTH CALVERT STREET
BALTIMORE, MARYLAND 21202

May 19, 1987

RECEIVED
MAY 20 1987
ZONING OFFICE

Honorable Jean M. H. Jung
Deputy Zoning Commissioner
Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 87-446-A DANIEL G. SCHUSTER, et ux
Petition for Zoning Variances

Dear Commissioner Jung:

Enclosed for your records is a photocopy of the letter written by Schuster, Inc.'s consulting engineer to Mr. James E. Dyer the Zoning Administrator with reference to the erection of a concrete batching plant in a ML-1M Zone.

As you can see Mr. Dyer's response was in the affirmative.

Sincerely yours,

Joseph I. Huesman
Joseph I. Huesman

JH/ds-encs.

cc: Louis J. Kozlakowski, Jr., Esquire
Daniel G. Schuster, Inc.

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 330, Zoning Advisory Committee Meeting of 3-3-87
Property Owner: Daniel G. Schuster, et ux
Location: SW/S New Plant Ct. District 4
Water Supply: mta Sewage Disposal: mta

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- (✓) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

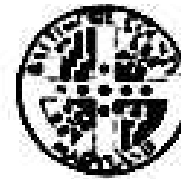
WWQ 1 4/86

Zoning Item # 330 Zoning Advisory Committee Meeting of 3-3-87
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until _____
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until _____
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

James J. Forrest
James J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JADLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 5, 1987

Joseph I. Huesman, Esquire
Suite 504
16 South Calvert Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCES
SW/S New Plant Ct., 1,300' SW of the c/l of
S. Dolfield Rd. (52 New Plant Ct.)
4th. Election District - 3rd Councilmanic District
Daniel G. Schuster, et ux - Petitioners
Case No. 87-446-A

Dear Mr. Hoesman:

This is to advise you that \$123.53 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 make the check payable to Daniel J. Blevins, County, Maryland, and remit
to 05950
King, Towson, Maryland

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

DATE 5/12/87 ACCOUNT R-01-615-003

2 SIGNS RETURNED
6.1 SIGN POST RET. AMOUNT \$ 123.53

De Iel G. Schuster, Inc., 32 Ave
Plant Ct., Orange Mills, MD. 21117

RECEIVED FROM: _____
ADVERTISING & POSTING COSTS RE CASE #87-446-L

FOR: _____
B B021*****123531a 2112f

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-446-11

District 7th Date of Posting April 22 1887
 Posted for: Variances
 Petitioner: Daniel G. Sebastian, et al
 Location of property: SW 1/4 New Plant Cr. 1,300' SW of the c/c of
S. L. Giffield Rd. (52 New Plant Cr.)
 Location of Signs: 1 sign in front of 52 New Plant Cr. location sign
SE cor. of New Plant Cr. under S. L. Giffield Rd.
 Remarks: _____
 Posted by S. J. Grato Date of return April 24 1887
 Number of Signs: 2

PETTING PUN
Severely Undermines
on Election District
2nd Councilmember District
Case No. 87-006-6

LOCATION: Southwest Side of New Plant Court, 1,300 feet Southwest of the Centerline of South Driftfield Road (32 New Plant Court)

DATE AND TIME: Tuesday, May 12, 1987 at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a height of 63.75 feet in lieu of the required 40 feet and a rear yard setback of 25 feet in lieu of the required 30 feet

Being the property of Daniel G. Schuster, et al., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the late of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
J269 Apr. 23

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 23 1987

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 April 23, 1887

THE JEFFERSONIAN.

Susan Seidner O'brecht

Publisher

Joseph I. Huesman, Esquire
Suite 504
16 South Calvert Street
Baltimore, Maryland 21202

April 6, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
SW/S New Plant Ct., 1,300' SW of the c/l of
S. Dolfeld Rd. (52 New Plant Ct.)
4th Election District - 3rd Councilmanic District
Daniel G. Schuster, et ux - Petitioners
Case No. 87-446-A

TIME: 9:45 a.m.

DATE: Tuesday, May 12, 1987

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

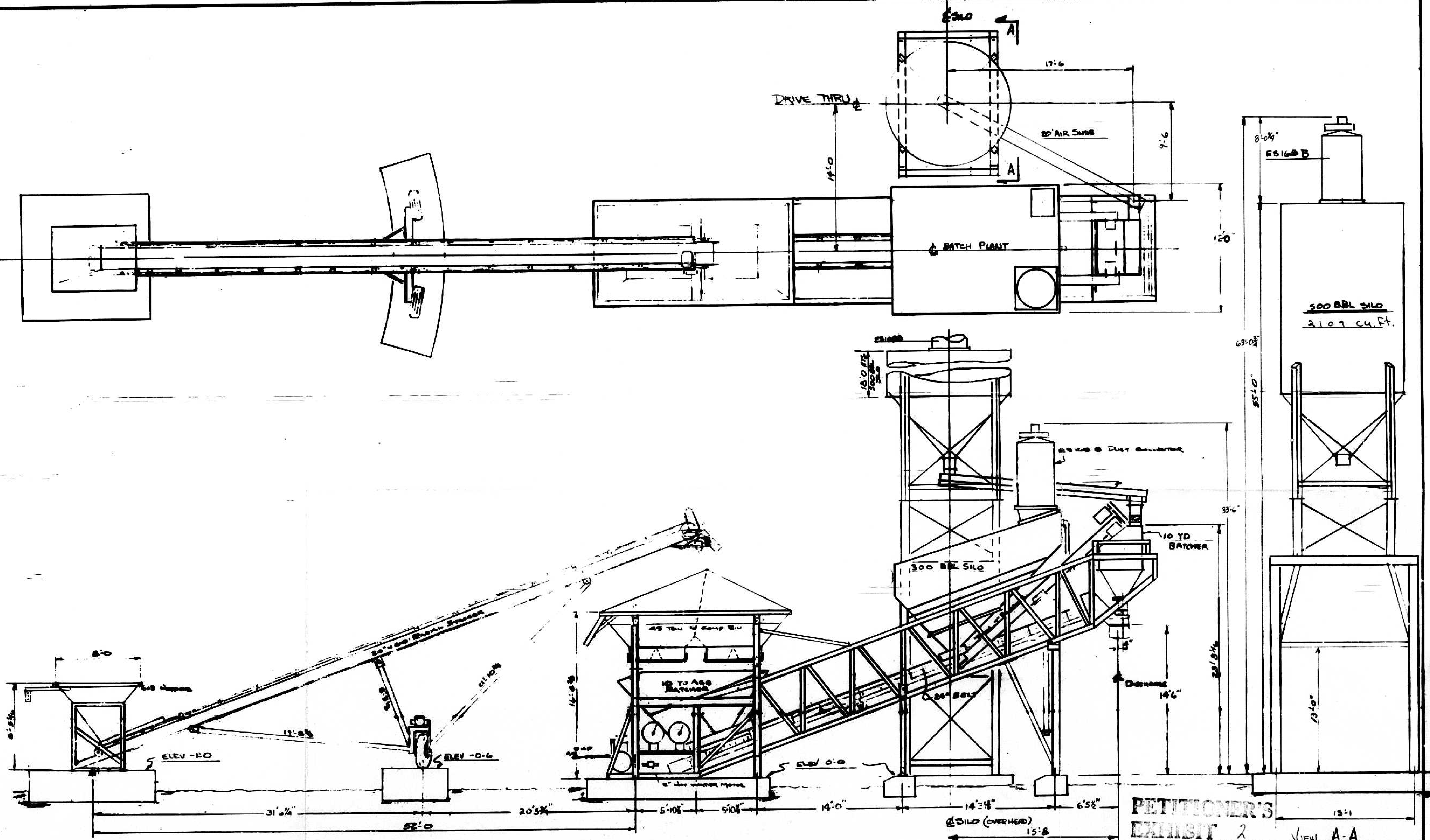

Zoning Commissioner
of Baltimore County

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

DATE 3/12/97 ACCOUNT R-01-615-000
AMOUNT \$ 100.00
RECEIVED FROM Schuster
FOR CONTRIL VARIANCE ITEM # 33

8 78074*****1000018 01246

VALIDATION OR SIGNATURE OF CASHIER



87-446-1

THE VINCE HASAN COMPANY
P. O. BOX 888141 DALLAS, TEXAS 75288

FOR 500 BBL SILO ADD ON 5501R
(C.G. SCHUSTER, INC.)

DATE	BY	REV	DESCRIPTION
1-7-88	14-10	840787-A1	51 524

1. Current title reference: Daniel G. Schuster & Jean K. Schuster
F.H.K. Jr. 6085 ~ III.
2. Current zoning: ~~ML-10~~
3. No. of parking spaces required: 8 spaces
Office: 1st floor (500 s.f.) 1 every 500 s.f. = 2 spaces
2nd floor (1240 s.f.) 1 every 500 s.f. = 3 spaces
Warehouse: 1 every 5 employees = 12mp = 4 spaces
No. of spaces provided: 1 handicap + 9 = 10 spaces
4. No additional employees or Office area for Concrete Batch Plant.
5. Proposed S'ilo: Total Area visible = 340 ft
6. Proposed S'ilo Height: 63'



REALIGNMENT OF

34

INDUSTRIAL
FOLIO 69

NEW PLANT COURT

ZONING: ML-1M

PARK

FOUR BEE ASSOCIATES
ELIOT 629-1544

AREA 0.9 A.C. ±

STATE OF MARYLAND STATE HIGHWAY ADMINISTRATION
ZONING BM-C1

**PETITIONER'S
EXHIBIT** /

REVISED
SITE PLAN

DANIEL G. SCHUSTER INC
New Plant Ct. Owings Mills Industrial Park
Election District 4 Baltimore County, Md
Scale: 1" = 20' June 11, 1986

**A.L. SNYDER
SURVEYOR**
1911 Hanover Pike
Hummelstown, Md. 21074
(301) 239-7744



330
2 days
(1 is a Location
sign)

87-446-A

MICROFILMED

REVISIONS: NOVEMBER 13, 1986 (PROPOSED BILL)
JANUARY 6, 1987 (NOTES 546, ADJOINING ZONING)

Albert Le Roy Snyder