

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 16, 1992

George L. Good
Frank's Pallet Service
Pallet Acquisitions, Inc.
8865 Kelso Drive
Baltimore, MD 21221

RE: Zoning Review of a Proposed Use
Change Within an Existing Approved
Trucking Facility
NEC Bletzer and Glenurst Roads
15th Election District
Zoning Cases #78-223-ASPH and
#88-132-SPHA

Dear Mr. Good:

This letter is in reference to your correspondence and red-lined site plan submitted to this office for a zoning use approval of a use change from an existing roofing company to a pallet assembly and storage company at the above referenced location. According to the information provided, this office will approve the proposed use change for zoning subject to compliance with the following conditions.

Two copies of a revised copy of the red-lined plan (Petitioner's Exhibit #1) in zoning case #78-223-ASPH must be provided with the following information:

1. Title the plan "2ND AMENDED PLAN REVISION" with any and all use areas and changes labeled, shown in heavy outline and listed in the revised and dated title block. As stated in your letter, a detailed outline of all uses proposed with a clear statement that no external additions or expansion of use areas is proposed is also required on the plan.



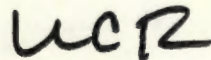
George L. Good
March 16, 1992
Page 2

2. Confirmation of approval of these revisions by all agencies referenced in restriction #3 must be documented on the plan. The adjacent residential property owner referenced in restriction #2 must sign a revised screening waiver statement which references the plan changes or compliance with the required screening must be clearly established on the plan and if necessary, this screening must be increased and maintained to effectively screen the material storage area from adjacent residential uses.
3. Compliance with all other restrictions must also be maintained and clearly shown.
4. A copy of this plan, once approved, will become a part of the permanent zoning trucking facility file.

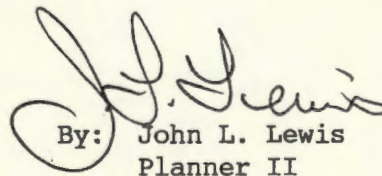
In response to your question concerning a previously granted variance, Zoning Office records do not indicate that any such variance was granted. A copy of dismissed variance Orders in zoning cases #78-233-ASPH and #88-132-SPHA are enclosed for your reference. In reference to your question concerning change of occupancy permits being required, this office will not require such a permit approval; however, the Department of Permits and Licenses should be contacted concerning permit requirements. Please be aware that any approvals by this office are for zoning only and must not be considered an approval for any other agency.

If you need further information or have any questions, please do not hesitate to contact John Lewis at 887-3391.

Very truly yours,



W. Carl Richards, Jr.
Zoning Coordinator



By: John L. Lewis
Planner II

JLL:scj

Enclosures

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RECEIVED

513
88-132-SPHA

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 600.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve an Amended Site Plan and a Petition for Zoning Variance, both attached hereto and incorporated herein by reference.

58-45-R (med)
58-223-ASPH (med)
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing, 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:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
Duck & Run Partnership
(Type or Print Name)
Signature
Richard Taylor, General Partner
(Type or Print Name)
Signature

Attorney for Petitioner:
Steven A. Thomas
(Type or Print Name)
Signature
334 St. Paul Place
Baltimore, MD 21202
City and State
Address
Baltimore, MD 21202
City and State
Attorney's Telephone No.: 752-2468

3304 Bletzer Road
P.O. Box 8938
Baltimore, MD 21222
City and State
Address
Steven A. Thomas
Name Moore, Libowitz & Thomas
334 St. Paul Place
Baltimore, MD 21202
City and State
Address
Attorney's Telephone No.: 752-2468

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of August, 1987, 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 7th day of October, 1987, at 9:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

106-1

LAW OFFICES
MOORE, LIBOWITZ & THOMAS
A PROFESSIONAL ASSOCIATION
334 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202-2123
(301) 752-2468

May 9, 1988

Richard W. Moore
Michael E. Libowitz
Steven A. Thomas
John R. Wise
Robert J. Lynott
Clinton R. Black, Jr.
Kevin R. Farnitz
Patricia O'Donnell

ASSOCIATE MEMBER
Peter Max Zimmerman, Esquire
Deputy People's Council of Baltimore County
Room 223, Old Courthouse
Towson, Maryland 21204

Re: Petitions for Special Hearing and Zoning Variance
Northeast Corner of Bletzer and Glenhurst Roads
(8304 Bletzer Road)
15th Election District
Duck and Run Partnership, Petitioner
Before the Zoning Commission of Baltimore County
Case Number: 86-132-SPHA

Dear Mr. Zimmerman:

It is the purpose of this letter to outline our final agreement reached on May 5, 1988 in the above-noted matter. A telephone conference was held among ourselves and David and Richard Taylor, the two General Partners of Duck and Run Partnership, for the purpose of establishing certain parameters for the dismissal of the Appeal filed by your office to the approval of our Petitions for a Special Hearing and Zoning Variance as above noted.

Duck and Run Partnership has agreed to complete all of its obligations as outlined in the approval of the Amended Site Plan by the Zoning Commission of Baltimore County on or before July 1, 1988; and in return therefore, People's Council will dismiss its pending Appeal to the approval of the Partnership's Petition by the Zoning Commission of Baltimore County.

It would be appreciated if you would file your Notice of Dismissal of the Appeal as soon as possible, copying my office with same. We would like to thank you for your consideration in dismissing this Appeal and in researching the issues.

Very truly yours,
MOORE, LIBOWITZ & THOMAS
Steven A. Thomas

SAT:jrb
cc: Mr. David Taylor
Mr. Richard Taylor

513
88-132-SPHA

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 600.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve an Amended Site Plan and a Petition for Zoning Variance, both attached hereto and incorporated herein by reference.

58-45-R (med)
58-223-ASPH (med)
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing, 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:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
Duck & Run Partnership
(Type or Print Name)
Signature
Richard Taylor, General Partner
(Type or Print Name)
Signature

Attorney for Petitioner:
Steven A. Thomas
(Type or Print Name)
Signature
334 St. Paul Place
Baltimore, MD 21202
City and State
Address
Baltimore, MD 21202
City and State
Attorney's Telephone No.: 752-2468

3304 Bletzer Road
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Baltimore, MD 21222
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Steven A. Thomas
Name Moore, Libowitz & Thomas
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Attorney's Telephone No.: 752-2468

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J. Robert Haines
Zoning Commissioner of Baltimore County.

106-1

IN RE: PETITIONS FOR SPECIAL HEARING
AND ZONING VARIANCE - NE/cor.
Bletzer Road & Glenhurst Road
(8304 Bletzer Road)
15th Election District
7th Councilmanic District
Duck and Run Partnership
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-132-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an amended site plan for the subject property, and variances to permit a 15-foot setback from the residential zone boundary in lieu of the required 150 feet, and a stone paving surface in lieu of the required durable and dustless, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by David Taylor, General Partner of Duck and Run Partnership, appeared, testified and was represented by Counsel. Also appearing on behalf of the Petition was William N. Bafitz, Registered Engineer. Numerous adjoining property owners appeared as Protestants in this matter and appointed Marjorie Hill and Guido Guarnaccia as their representatives. Also appearing at the request of the Protestants was John H. Hobner of Baltimore County's Department of Environmental Protection and Resource Management.

The subject property is zoned M.H.-I.M., consists of approximately 3.11 acres and is located at 8300-8310 Bletzer Road at the intersection of Bletzer and Glenhurst Roads. The rear of the property abuts Back River. In 1975 a Petition for Special Hearing was filed in Case No. 78-223-ASPH by Mr. & Mrs. Kenneth W. Branamen requesting permission to add an addition to the existing office building for the trucking facility, and to determine the limits of the facility, including parking areas. In the same case, a Petition for Zoning Variance was filed whereby Mr. & Mrs. Branamen requested a variance to allow all parking, loading, and maneuvering areas for the existing facility to consist of

513
88-132-SPHA

PETITION FOR ZONING VARIANCE
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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:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
Duck & Run Partnership
(Type or Print Name)
Signature
Richard Taylor, General Partner
(Type or Print Name)
Signature

Attorney for Petitioner:
Steven A. Thomas
(Type or Print Name)
Signature
334 St. Paul Place
Baltimore, MD 21202
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J. Robert Haines
Zoning Commissioner of Baltimore County.

106-1

IN RE: PETITIONS FOR SPECIAL HEARING
AND ZONING VARIANCE - NE/cor.
Bletzer Road & Glenhurst Road
(8304 Bletzer Road)
15th Election District
7th Councilmanic District
Duck and Run Partnership
Petitioner

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DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-132-SPHA

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The Petitioner, by David Taylor, General Partner of Duck and Run Partnership, appeared, testified and was represented by Counsel. Also appearing on behalf of the Petition was William N. Bafitz, Registered Engineer. Numerous adjoining property owners appeared as Protestants in this matter and appointed Marjorie Hill and Guido Guarnaccia as their representatives. Also appearing at the request of the Protestants was John H. Hobner of Baltimore County's Department of Environmental Protection and Resource Management.

The subject property is zoned M.H.-I.M., consists of approximately 3.11 acres and is located at 8300-8310 Bletzer Road at the intersection of Bletzer and Glenhurst Roads. The rear of the property abuts Back River. In 1975 a Petition for Special Hearing was filed in Case No. 78-223-ASPH by Mr. & Mrs. Kenneth W. Branamen requesting permission to add an addition to the existing office building for the trucking facility, and to determine the limits of the facility, including parking areas. In the same case, a Petition for Zoning Variance was filed whereby Mr. & Mrs. Branamen requested a variance to allow all parking, loading, and maneuvering areas for the existing facility to consist of

513
88-132-SPHA

PETITION FOR ZONING VARIANCE
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Contract Purchaser:
(Type or Print Name)
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City and State

Legal Owner(s):
Duck & Run Partnership
(Type or Print Name)
Signature
Richard Taylor, General Partner
(Type or Print Name)
Signature

Attorney for Petitioner:
Steven A. Thomas
(Type or Print Name)
Signature
334 St. Paul Place
Baltimore, MD 21202
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Attorney's Telephone No.: 752-2468

3304 Bletzer Road
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Name Moore, Libowitz & Thomas
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Address
Attorney's Telephone No.: 752-2468

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of August, 1987, 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 7th day of October, 1987, at 9:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

106-1

IN RE: PETITIONS FOR SPECIAL HEARING
AND ZONING VARIANCE - NE/cor.
Bletzer Road & Glenhurst Road
(8304 Bletzer Road)
15th Election District
7th Councilmanic District
Duck and Run Partnership
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-132-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an amended site plan for the subject property, and variances to permit a 15-foot setback from the residential zone boundary in lieu of the required 150 feet, and a stone paving surface in lieu of the required durable and dustless, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by David Taylor, General Partner of Duck and Run Partnership, appeared, testified and was represented by Counsel. Also appearing on behalf of the Petition was William N. Bafitz, Registered Engineer. Numerous adjoining property owners appeared as Protestants in this matter and appointed Marjorie Hill and Guido Guarnaccia as their representatives. Also appearing at the request of the Protestants was John H. Hobner of Baltimore County's Department of Environmental Protection and Resource Management.

The subject property is zoned M.H.-I.M., consists of approximately 3.11 acres and is located at 8300-8310 Bletzer Road at the intersection of Bletzer and Glenhurst Roads. The rear of the property abuts Back River. In 1975 a Petition for Special Hearing was filed in Case No. 78-223-ASPH by Mr. & Mrs. Kenneth W. Branamen requesting permission to add an addition to the existing office building for the trucking facility, and to determine the limits of the facility, including parking areas. In the same case, a Petition for Zoning Variance was filed whereby Mr. & Mrs. Branamen requested a variance to allow all parking, loading, and maneuvering areas for the existing facility to consist of

viously proposed impervious concrete. He indicated that crusher run would allow pollutants to be absorbed in the ground rather than run off the blacktop or concrete surface into Back River.

On behalf of the Protestants, Mr. Guarnaccia appeared and testified. He indicated that he represented the Wells-McComas Citizens Improvement Association. He testified that the Protestants do not feel that a crusher run paved surface should be approved. They are concerned because the property is located in the Critical Chesapeake Bay area and flooded during the Agnes storm. He further indicated that the community is concerned with detrimental affects the use of the subject property may have on nearby residential uses. Understandably, the thrust of the Protestants' arguments was that they do not want any commercial use of the property so close to their homes. However, the Petitioner's use of the property is permissible as presently zoned. Many of the concerns raised by the Protestants did not deal with the issues set before the Deputy Zoning Commissioner. While it must be frustrating to the Protestants that the previous owner did not comply with the paving requirements in Case No. 78-223-ASPH, the Order cannot be enforced if doing so is not in the best interests of the health, safety and welfare of the general public, or within the spirit and intent of the BCZR. Furthermore, Mr. Hobner, who appeared at the request of the Protestants', testified that crusher run is a preferable surface.

With respect to Petitioner's request for variances, the Protestants contend that the area is already congested. However, Mr. Guarnaccia testified that the present and proposed use of the property as set forth in Petitioner's Exhibit 1, with the combination of a roofing company and trucking facility use, is less intense than when the entire property was used as a trucking facility.

It is clear from the testimony that if the variances were granted and the site plan permitted to be amended, such use as proposed would not be contra-

ry to the spirit and intent of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the relief requested in the special hearing and variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested would not be detrimental to the public health, safety and general welfare.

Pursuant to the advertising, posting of the property and public hearing on this Petition held, it appears that the Petitions for Special Hearing and Variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 16th day of December, 1987, that an amended site plan for the subject property, be approved, and variances to permit a 15-foot setback from the residential zone boundary in lieu of the required 150 feet, and a stone paving surface in lieu of the required durable and dustless, in accordance with Petitioner's Exhibit 1, be and are approved, and as such, the Petitions for Special Hearing and Zoning Variances are hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner will commence placement of the stone paving surface as required in the area set forth in Petitioner's Exhibit 1, within 10 days of the expiration of the appeal period of any final order in this case, and shall complete stone paving within 45 days thereafter, unless an extension of time is granted by the Petitioner. Such extension of time shall only be given for good cause and after proof of reasonable diligence by the Petitioner and its agents to comply with this restriction.
- 2) The stone paving surface area will be treated in accordance with Environmental Article 10.18.03.D(1)(a) & (b) in order to prevent particulate matter from becoming airborne.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
AND VARIANCE : OF BALTIMORE COUNTY
NE Corner Bletzer & Glenhurst :
Rds. (8304 Bletzer Rd.), :
15th District :
DUCK AND RUN PARTNERSHIP, : Case No. 88-132-SPHA
Petitioner :

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.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 17th day of September, 1987, a copy of the foregoing Entry of Appearance was mailed to Steven A. Thomas, Esquire, Moore, Libowitz & Thomas, 334 St. Paul Place, Baltimore, MD 21202; Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RE: PETITIONS FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
AND VARIANCE : OF BALTIMORE COUNTY
NE Corner Bletzer & Glenhurst :
Rds. (8304 Bletzer Rd.), :
15th District :
DUCK AND RUN PARTNERSHIP, : Case No. 88-132-SPHA
Petitioner :

NOTICE OF APPEAL

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-captioned matter, under date of December 16, 1987, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

RECEIVED
JAN 14 1988
ZONING OFFICE

I HEREBY CERTIFY that on this 17th day of January, 1988, a copy of the foregoing Notice of Appeal was mailed to Steven A. Thomas, Esquire, Moore, Libowitz & Thomas, 334 St. Paul Place, Baltimore, MD 21202; and Mrs. Marjorie Hill, 8109 Raymond Ave., Baltimore, MD 21222.

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

3) The Petitioner shall treat and maintain the stone paved surface on a continuing basis as deemed necessary by the Department of Environmental Resource Management to control airborne particulate.

4) The Petitioner will have the proposed screen fence, as set forth on the amended site plan, in place within 20 days of the expiration of the appeal period of any final order.

5) The Petitioner will landscape the southeast side of the property in accordance with the Baltimore County Landscape Manual upon the request of Mr. & Mrs. Blinoff or any future adjoining property owners.

6) The Petitioner will screen the rest of the property in compliance with the Baltimore County Landscaping Manual to the extent possible.

7) The Petitioner or any subsequent owner shall not park more than a total of ten (10) vehicles, whether they be trucks, tractor trailers, commercial vehicles and/or passenger vehicles, at any one time in the area behind the roofing company building identified as "Stone Surface" on Petitioner's Exhibit 1.

ANN M. NASTAROWICZ
ANN M. NASTAROWICZ

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: R. P. Pool
Petitioner: Duck & Run Partnership
Location of property: NE Corner Bletzer & Glenhurst Rds.
Location of Signs: Bletzer Rd. & Glenhurst Rd.
Remarks: See Exhibit 1, ex. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 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1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1

Steven A. Thomas, Esquire
334 St. Paul Place
Baltimore, Maryland 21202

September 4, 1987

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCES
NE/cor. Bletzer Rd. and Glenhurst Rd.
(8304 Bletzer Rd.)
15th Election District - 7th Councilmanic District
Duck and Run Partnership - Petitioner
Case No. 88-132-SPHA

TIME: 9:30 a.m.

DATE: Wednesday, October 7, 1987

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

No. 36183

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

6/5/87 ACCOUNT 1-615-000

AMOUNT \$ 200.00

RECEIVED FROM DUCK & RUN

FOR VAR & SP HEARING ITEM 513

B 8123*****2000018 8058F

VALIDATION OR SIGNATURE OF CARRIER



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

J. ROBERT HAINES
ZONING COMMISSIONER

September 29, 1987

Steven A. Thomas, Esquire
334 St. Paul Place
Baltimore, Maryland 21202

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCES
NE/cor. Bletzer Rd. and Glenhurst Rd.
(8304 Bletzer Rd.)
15th Election District - 7th Councilmanic District
Duck and Run Partnership - Petitioner
Case No. 88-132-SPHA

Dear Mr. Thomas:

This is to advise you that \$98.93 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 Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

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

No. 37943

10/6/87 ACCOUNT 1-615-000

SIGNS & POSTS TO BE RETURNED AMOUNT \$ 98.93
Duck & Run Partnership, 8304 Bletzer Rd.,
P.O. Box 8937, Belts, MD, 21222

ADVERTISING & POSTING COSTS RE CASE #88-132-SPHA

B 8114*****9823318 8066F

VALIDATION OR SIGNATURE OF CARRIER

APPEAL

Petitions for Special Hearing and Zoning Variance
NE/cor. Bletzer & Glenhurst Roads
(8304 Bletzer Rd.)
15th Election District - 7th Councilmanic District
Duck and Run Partnership - Petitioner
Case No. 88-132-SPHA

SPH-Amended Site Plan; Var.-Parking & for stone paving surface

Petitions for Special Hearing and Zoning Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1) Amended Site Plan of Property dated 5/11/87

2) Copy of Order w/attachments dated 11/4/81 signed by Deputy Zoning Commissioner, Jean M. H. Jung

Protestant's Exhibits: 1) One color photograph

Deputy Zoning Commissioner's Order dated December 16, 1987

Notice of Appeal received January 11, 1988 from People's Counsel for Baltimore

David Fields, Planning

James Hoswell, "

J. Robt. Haines, Zoning

Ann Nastarowicz, "

James Dyer, "

Docket Clerk, "

Steven A. Thomas, Esquire, Attorney for Petitioner

Moore, Libowitz & Thomas

334 St. Paul Place, Baltimore, Md. 21202

Ms. Marjorie Hill

8109 Raymond Avenue, Baltimore, Md. 21222

Phyllis Friedman, Esquire

People's Counsel of Baltimore County

Rm. 223, Old Courthouse

Towson, Maryland - 21204

Richard Taylor, Gen. Partner

Duck & Run Partnership

8304 Bletzer Rd., Box 8938, (21222)

1111

PROTESTANT(S) EXHIBIT (2)



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 1988

MICROFILMED

Petitioner: Kenneth Branaman

Petitioner's Attorney: Walter I. Seif, Jr., Esquire

cc: George William Stephens, Esq.

300 Allegheny Avenue

Towson, Maryland 21204

Eric Dinenna
Zoning Commissioner

Phyllis Friedman
Planning & Zoning
Associate III



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

HEARING ROOM #210

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(c). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 88-132-SPHA DUCK AND RUN PARTNERSHIP
NE/cor. Bletzer & Glenhurst Rds.
15th District

SPH-Amended site plan; Var.-Pkg. & stone paving surface

12/16/87 - Petitions GRANTED subj. to restrictions

WEDNESDAY, JUNE 9, 1988, at 10 a.m.

ASSIGNED FOR:

cc: Steven A. Thomas, Esq. Counsel for Petitioner

Ms. Marjorie Hill

Phyllis Friedman

Richard Taylor, Gen. Partner

Duck & Run Partnership

David Fields

James Hoswell

Robert Haines

Ann Nastarowicz

James Dyer

Docket Clerk

People's Counsel

"

Zoning

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June Holmen, Secretary

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: September 22, 1987

Norman E. Cerber, AICP

FROM: Director of Planning and Zoning

SUBJECT: Zoning Petition No. 88-132-SPHA

This office has no objection to granting the subject request. We would require that the petitioner provide landscaping in compliance with the standards set forth in the Baltimore County Landscape Manual.

Norman E. Cerber, AICP
Director

NEG:KAK:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel

File

RECEIVED

SEP 25 1987

ZONING OFFICE

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 2, 1977

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

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Nicholas B. Commodari
Commodari & Associates, Inc.
300 Allegheny Avenue
Towson, Maryland 21204

Acting Chairman

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 exists 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.U. - 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.

Baltimore County
Department of Environmental Protection
& Resource Management
Courthouse Mezzanine
Towson, Maryland 21204
494-5733
Robert W. Sheehy
Director

July 23, 1987

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

Dear Mr. Jablon:

Comments on Zoning Advisory Committee Meeting, Item #513 are as follows:

Property Owner: Duck and Run Partnership
Location: NE/cor. Bletzer and Glenhurst Roads
Existing Zoning: M.U. - IM
Proposed Zoning: Special hearing to approve an amended site plan and a variance with associated outdoor parking to allow for a 15 foot setback from the residential zone boundary in lieu of the required 150 foot setback and variance for a stone paving surface in lieu of the required durable and dustless surface
Area: 3.112 acres
District: 15th Election District

This office recommends approval of a crusher-run in lieu of the required durable and dustless surface.

Mr. Richard Taylor, general partner of above partnership, agreed to upgrade existing unpaved ingress and egress roads and storage areas with an appropriate amount of crusher-run to insure control of airborne particulate. It was also agreed that unpaved traffic and storage areas within this area would be treated in accordance with Environment Article 10.18.03.0 (1)(a) & (b) in order to prevent particulate matter from becoming airborne. Treatment and maintenance of these areas will be on a continuing basis as deemed necessary to control airborne particulate.

Very truly yours,

RECEIVED

JUL 29 1987

ZONING OFFICE

Robert C. Merrey, Jr., Director
Division of Support Services
Bureau of Air Quality Management

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

1. The herein petitioners propose to construct an addition to the existing office building for the trucking facility.

2. The existing trucking facility has used the entire 3.112 acres shown on the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised September 27, 1977, and marked Petitioners' Exhibit 1, prior to the adoption of Bill No. 18-76.

3. The proposed addition and use of the entire site as a trucking facility would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

It is ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 4th day of November, 1981, that an addition to the existing office building for the trucking facility and use of the entire 3.112 acres for said trucking facility, in accordance with Petitioners' Exhibit 1, should be approved and, as such, the herein Petition for Special Hearing is hereby GRANTED, subject, however, to the following restrictions:

1. Conformance with Section 410A of the Baltimore County Zoning Regulations.

2. The screening required on the southeast side of the property between the warehouse and the adjacent existing two-story stucco residence shall be waived upon receipt of a signed statement from the affected property owner(s) and the petitioner(s). Should any subsequent complaint be received, the waiver will be revoked and the screening will be required to be installed within 60 days.

3. Any living quarters for a watchman shall be indicated on the site plan. The trailer currently being used for a night watchman shall be removed within 120 days after the expiration of the building permit for the "future addition" but no later than December 31, 1984.

5. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Baltimore County Trucking Facilities Development Official Committee, the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jones
Deputy Zoning Commissioner
Baltimore County

EXHIBIT 2

Baltimore County Zoning Council

To Whom It May Concern:

Pursuant to the attached, WE, Kenneth W. Branamen and Bertha Pearl Branamen, owners of the property identified as 8500-8510 Bletzer Road - Baltimore, Maryland 21222 DO agree to erect a screening fence upon the request of Mr. & Mrs. Pershing A. Bishoff of 8514 Bletzer Road-Baltimore, Maryland 21222 should they require or deem necessary in the future.

Signed,

Bertha P. Branamen
Kenneth W. Branamen

Name
8500 Bletzer Road
Address
Baltimore, Maryland 21222
City and State
Date 1-11-82

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. Branamen
N/S cor. of Bletzer and Glenhurst Rds.
Existing Zoning: D.R. 3.5
Proposed Zoning: M.R.
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 plat 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 of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

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

MICROFILMED

January 8, 1982

To Whom It May Concern:

WE, Mr. & Mrs. *Pershing A. Bishoff*, residents and owners of the property identified as 8514 Bletzer Road - Baltimore, Maryland 21222 do NOT at this time request that Mr. & Mrs. K.W. Branamen, owners of the property adjacent to ours identified as 8500-8510 Bletzer Road - Baltimore, Maryland 21222 erect a screening fence.

Mr. Branamen's business activities do not interfere with our privacy or enjoyment of our property and we find that the warehouse building on his property is sufficient screening.

If in the future this situation changes Mr. & Mrs. K.W. Branamen have agreed to erect a fence upon our request.

Signed,

Mr. & Mrs. Pershing A. Bishoff

Name
8514 Bletzer Road
Address
Baltimore, Maryland 21222
City and State
Date 1-11-82

Item #27 (Cycle I April-October 1977)
Property Owner: Kenneth W. Branamen
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 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 Code must be followed whereby elevation limitations are placed on first floor 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 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 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 slag - flammable, poisonous, obstruct, damage or overload such system or sewer.

The Developer is responsible for the preparation and submission 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 sewerage, before an application for a building permit can be approved.

MICROFILMED

4/6/82 - Following notified of hearing on the Petition for Special Hearing.

Steven Thomas, Esq.
Marjorie Hill
P. Friedman
Richard Taylor
David Fields
James Howell
R. Haines, A. Nastanowicz, J. Over, J. Over

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 plats, 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 being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1977 and October 15, 1977 will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Constantine
Nicholas B. Constantine
Acting Chairman
Zoning Plans Advisory Committee

NBC:rf

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

Item #27 (Cycle I April-October 1977)
Property Owner: Kenneth W. Branamen
Page 3
May 2, 1977

Sanitary Sewer: (Cont'd)

Discharge of effluents containing untrapped detergents, Alkaline, and/or (ABS), into septic tanks and underground disposal fields will not be permitted. Petitioner may obtain permission to discharge effluent containing ABS into the courses and/or storm drainage system by providing water treatment and disinfection to reduce the ABS concentration to 1.5 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. Murrin, P.E.
Donald W. Murrin, P.E.
Acting Chief, Bureau of Plumbing

DMT:KMP:RNS

cc: R. Lathin
R. Downes
S. Bellefleur
W. Munchel

E-NE Key Sheet
5 & 6 SE 24 Ins. Sheet
88 2 H Type
104 Tax Map

Baltimore County Zoning Council

To Whom It May Concern:

Pursuant to the attached, Mr. Kenneth W. Brannen and Bertha Pearl Brannen, owners of the property identified as 8300-8310 Bletzer Road - Baltimore, Maryland 21222 DO agree to erect a screening fence upon the request of Mr. & Mrs. Perkins A. Blahoff of 8314 Bletzer Road-Baltimore, Maryland 21222 should they require on deem necessary in the future.

Signed,

Kenneth W. Brannen
Name
8300 Bletzer Road
Address
Baltimore, Maryland 21222
City and State
1-11-82
Date

January 8, 1982

To Whom It May Concern:

We, Mr. & Mrs. Perkins A. Blahoff, residents and owners of the property identified as 8314 Bletzer Road - Baltimore, Maryland 21222 do NOT at this time request that Mr. & Mrs. K.W. Brannen, owners of the property adjacent to ours identified as 8300-8310 Bletzer Road - Baltimore, Maryland 21222 erect a screening fence.

Mr. Brannen's business activities do not interfere with our privacy on enjoyment of our property and we find that the warehouse building on his property is sufficient screening.

If in the future this situation changes Mr. & Mrs. K.W. Brannen have agreed to erect a fence upon our request.

Signed,

Mr. & Mrs. Perkins A. Blahoff
Name
8314 Bletzer Road
Address
Baltimore, Maryland 21222
City and State
1-11-82
Date

Pursuant to the submittal, posting of property, and put on the Petition and it appearing that by reason of the following finding of fact:

1. The herein petitioners propose to construct an addition to the existing office building for the trucking facility.

2. The existing trucking facility has used the entire 3.112 acres shown on the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised September 27, 1977, and marked Petitioners' Exhibit 1, prior to the adoption of Bill No. 18-76.

3. The proposed addition and use of the entire site as a trucking facility would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

It is ORDERED by the Deputy Zoning Commissioner of Baltimore County,

this 4th day of November, 1981 that an addition to the existing office building for the trucking facility and use of the entire 3.112 acres for said trucking facility, in accordance with Petitioners' Exhibit 1, should be approved and, as such, the herein Petition for Special Hearing is hereby GRANTED, subject, however, to the following restrictions:

1. Compliance with Section 410A of the Baltimore County Zoning Regulations.

2. The screening required on the southeast side of the property between the warehouse and the adjacent existing two-story structure shall be submitted for approval by the Baltimore County Trucking Facilities Developmental Officials Committee, the Department of Public Works and the Office of Planning and Zoning.

3. Any living quarters for a watchman shall be indicated on the site plan. The trailer currently being used for a night watchman shall be removed within 120 days after the expiration of the building permit for the "future addition" but no later than December 31, 1984.

4. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Baltimore County Trucking Facilities Developmental Officials Committee, the Department of Public Works and the Office of Planning and Zoning.

John M. Jones
Deputy Zoning Commissioner
Baltimore County

December 16, 1987

Steven A. Thomas, Esquire
Moore, Libowitz & Thomas
334 St. Paul Place
Baltimore, Maryland 21202

RE: Petition for Special Hearing and Zoning Variance
NE/cor. Bletzer and Glenhurst Roads (8304 Bletzer Road)
15th Election District, 7th Councilmanic District
Duck and Run Partnership - Petitioner
Case No. 88-132-SPHA

Dear Mr. Thomas:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Hearing and Zoning Variance have been granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

ANN M. BASTARCHWICZ
Deputy Zoning Commissioner
of Baltimore County

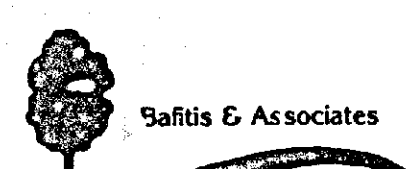
AMH/bjs
Enclosures

cc: Ms. Marjorie Hill
Mr. Guido Guarnaccia
8109 Raymond Avenue, Baltimore, Maryland 21222

Mr. John H. Hobbs

People's Counsel

File



Description of Property Owned by Duck and Run Partnership and known as No. 8304 Bletzer Road, Baltimore, Maryland 21222, located in 15th Election District of Baltimore County Maryland.

Beginning at a point at the northeast corner of Bletzer Road, 40 feet wide, and Glenhurst Road, 50 feet wide, thence running with and binding on the northeast side of said Bletzer Road South 56°-33' East 350.63 feet to a point, thence leaving said Bletzer Road the following courses:

1. North 34°-53' East 135.00 feet, more or less, to a point; thence

2. North 35°-54' East 230.87 feet, more or less, to a point; thence

North 49°-52' West 353.94 feet, more or less, to a point; thence

South 35°-11' West 412.69 feet, more or less, to the point of beginning.

Containing 135,558 square feet or 3.112 acres of land, more or less.



William N. Balfis, P.E. #11641

PETITIONS FOR SPECIAL HEARING AND VARIANCES
15th Election District - 7th Councilmanic District
Case No. 88-132-SPHA

LOCATION: Northeast Corner of Bletzer Road and Glenhurst Road (8304 Bletzer Road)

DATE AND TIME: Wednesday, October 7, 1987, at 9:30 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:

Petition for Special Hearing to amend the site plan in Case Nos. 78-45-R and 78-223-ASPH

Petition for Zoning Variances to permit a 15 foot setback from the residential zone boundary in lieu of the required 150 foot setback and a stone paving surface in lieu of the required durable and dustless surface

Being the property of Duck and Run Partnership, 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 hearing set above or made at the hearing.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3553

J. Robert Haines
Zoning Commissioner

January 13, 1988

Baltimore County Board of Appeals
Old Courthouse, Room #205
Towson, Maryland 21204

RE: Petitions for Special Hearing and Zoning Variance
NE/cor. Bletzer and Glenhurst Roads (8304 Bletzer Road)
15th Election District; 7th Councilmanic District
Duck and Run Partnership - Petitioner
Case No. 88-132-SPHA

Dear Board:

Please be advised that an appeal of the decision rendered in the above-referenced matter was filed on January 11, 1988 by the People's Counsel for Baltimore County. All materials relative to the case are being forwarded to your office herewith.

Please notify all parties of the date and time of the appeal hearing when it has been scheduled. If you have any questions on the subject, please do not hesitate to call this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH/bjs

cc: Steven A. Thomas, Esquire - Attorney for Petitioner
Moore, Libowitz & Thomas, 334 St. Paul Place, Baltimore, Md. 21202

Ms. Marjorie Hill/Mr. Guido Guarnaccia
8109 Raymond Avenue, Baltimore, Md. 21222

Phyllis Friedman, Esquire
People's Counsel of Baltimore County
Rm. 223, Old Courthouse
Towson, Maryland 21204

File

Mr. John Hobbs - Environmental Protection & Resource Mgmt.

MOORE, LIBOWITZ & THOMAS
334 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202
1-800-752-2468

August 21, 1987

Zoning Commissioner for Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing on Amended Site Plan and Petition for Zoning Variance on behalf of Duck and Run Partnership, Owners of Property located at 8304 Bletzer Road, Baltimore County, Maryland 21222

Dear Sir:

Please be advised that an above-noted Petition has been filed on behalf of the above-noted Partnership on the above-noted property. It would be appreciated if you would contact me to give me an update as to the status of the posting of the property for hearing and the set hearing date.

Your anticipated cooperation in this regard is appreciated.

Very truly yours,

MOORE, LIBOWITZ & THOMAS
Steven A. Thomas
Steven A. Thomas

SAT:jrb

RECEIVED
AUG 24 1987
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

January 13, 1988

Baltimore County Board of Appeals
Old Courthouse, Room #205
Towson, Maryland 21204

RE: Petitions for Special Hearing and Zoning Variance
NE/cor. Bletzer and Glenhurst Roads (8304 Bletzer Road)
15th Election District; 7th Councilmanic District
Duck and Run Partnership - Petitioner
Case No. 88-132-SPHA

Dear Board:

Please be advised that an appeal of the decision rendered in the above-referenced matter was filed on January 11, 1988 by the People's Counsel for Baltimore County. All materials relative to the case are being forwarded to your office herewith.

Please notify all parties of the date and time of the appeal hearing when it has been scheduled. If you have any questions on the subject, please do not hesitate to call this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:bjs

cc: Steven A. Thomas, Esquire - Attorney for Petitioner
Moore, Libowitz & Thomas, 334 St. Paul Place, Baltimore, Md. 21202

Ms. Marjorie Hill/Mr. Guido Guarnaccia
8109 Raymond Avenue, Baltimore, Md. 21222

Phyllis Friedman, Esquire
People's Counsel of Baltimore County
Rm. 223, Old Courthouse
Towson, Maryland 21204

File

Mr. John Hobner - Environmental Protection & Resource Mgmt.

Baltimore County
Industrial Development Commission
TOWSON, MARYLAND 21204
(301) 494-3648

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. Branamen
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

MICROFILMED

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE 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. Branamen
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:msh

MICROFILMED

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 425-7310

Paul H. Reinecke
Chief

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

Attention: Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Kenneth W. Branamen

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

Item No. 27

Zoning Agenda Zoning Cycle I

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 or _____ 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.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Reinecke*
Paul H. Reinecke, Jr.
Special Inspection Division

Noted and
Approved: *George M. McGinnis*
George M. McGinnis
Battalion Chief
Fire Prevention Bureau

MICROFILMED

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
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. Branamen
Location: NE/cor. 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 _____ checked below are applicable:

- ☐ Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and 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
CD:rtj

MICROFILMED

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 19, 1977

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

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

RE: Item No: 27
Property Owner: Kenneth W. Branamen
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,

N. Nick Petrovich
N. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. MCCOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTTSBARI

THOMAS H. BOYER
MRS. LORRAINE F. CHINCUS
ROGER B. HAYDEN

ROBERT T. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 22, 1977

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

Re: Cycle Zoning Item 27 -ZAC- April, 1977
Property Owner: Kenneth W. Branamen
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

MSF/jlf

88-132-SPHA

15th E. Dist.
7th C. Dist.

NE/cor. Bletzer and Glenhurst Rds.
(8304 Bletzer Rd.)

DUCK AND RUN PARTNERSHIP

2 SIGNS

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. Branamen
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

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

MICROFILMED

88-132-SPHA

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts :

1. The herein petitioners propose to construct an addition to the existing office building for the trucking facility.
2. The existing trucking facility has used the entire 3.112 acres shown on the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised September 27, 1977, and marked Petitioners' Exhibit 1, prior to the adoption of Bill No. 18-76.
3. The proposed addition and use of the entire site as a trucking facility would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community.

and, therefore,

It is ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 4th day of November, 1981, that an addition to the existing office building for the trucking facility and use of the entire 3.112 acres for said trucking facility, in accordance with Petitioners' Exhibit 1, should be approved and, as such, the herein Petition for Special Hearing is hereby GRANTED, subject, however, to the following restrictions:

1. Compliance with Section 410A of the Baltimore County Zoning Regulations.
2. The screening required on the southeast side of the property between the warehouse and the adjacent existing two-story stucco residence shall be waived upon receipt of a signed statement from the affected property owner(s) and the petitioners. Should any subsequent complaint be received, the waiver will be revoked and the screening will be required to be installed within 60 days.
3. Any living quarters for a watchman shall be indicated on the site plan. The trailer currently being used for a night watchman shall be removed within 120 days after the expiration of the building permit for the "future addition" but no later than December 31, 1984.
4. The entire parking and maneuvering areas shall be paved with a bituminous concrete or cement surface over a suitable base by June 15, 1982.
5. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Baltimore County Trucking Facilities Development Officials Committee, the Department of Public Works, and the Office of Planning and Zoning.

FOR FILING

4/4/82
C. J. [Signature]
Deputy Assistant

John M. H. [Signature]

ORDER RECEIVED FOR FILING

ORD
here
DATE November 4, 1981

88-132-SPHA

earing on the Petition and it

an addition to the

ntire 3.112 acres
iam Stephens, Jr.
977, and marked
Bill No. 18-76.

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3.112 acres for said trucking

ould be approved and, as such,

NTED, subject, however, to

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rs. Should any sub-
be revoked and the
n 60 days.

indicated on the site
ght watchman shall
a of the building permit
mber 31, 1984.

shall be paved with a bitumin-
e base by June 15, 1982.

The herein Petition for Variance has been withdrawn, therefore, IT IS

ORDERED by the Deputy Zoning Commissioner of Baltimore County, this

4th day of November, 1981, that said petition be and the same is

hereby DISMISSED without prejudice.

...JCR RECEIVED FOR FILING.

DATE November 4, 1981
BY Eric P. [Signature]
ADMINISTRATIVE ASSISTANT

([Signature])
Deputy Zoning Commissioner of
Baltimore County

