

IN RE: PETITION FOR ZONING VARIANCE
S/S Dogwood Road, 460' E of
the c/l of Woodlawn Drive
(6515 Dogwood Road)
1st Election District
2nd Councilmanic District

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 89-366-A

The Colonial Company
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners initially requested a variance to permit a rear yard setback of 20 feet in lieu of the required 50 feet for a proposed warehouse/office building on the subject property in accordance with Petitioner's Exhibit 1. Subsequent to the original hearing held on March 15, 1989, Petitioners filed an amended/alternate Petition with revised site plans requesting a variance to permit a front yard setback of 50 feet in lieu of the required 75 feet for the proposed warehouse/office building in accordance with Petitioner's Exhibit A.

At the hearing held on March 15, 1989, the Petitioners, by Julius Lichter, Esquire, appeared and testified. Also appearing on behalf of the Petition was Douglas Kennedy, Professional Engineer. Appearing as Protestants at that hearing were Gerald Canfield, Vivian Ryan and David Heather, all residents of the area. At the hearing held on September 26, 1989, the Petitioners, by Charles A. Knott, Sr., President of The Colonial Company, and Alex Roth, on behalf of Anthony G. Ciliberti, Contract Purchaser of the subject property, appeared, testified, and were represented by Robert W. Cannon, Esquire. Also appearing on behalf of the Petition were Verna Willis with David S. Brown Enterprises, Karen M. Singer, and Paul Lee, Professional Engineer. Appearing as interested parties were Robert L. and Connie Workman, adjoining property owners.

Petitioners originally requested only a variance to permit a rear yard setback of 20 feet in lieu of the required 50 feet for a proposed warehouse/office building on the subject property. A hearing was held regarding said request on March 15, 1989. Testimony at that hearing indicated that the subject property, known as 6515 Dogwood Road, consists of 1.41 acres more or less zoned M.L. and currently vacant. Further testimony indicated that said property is located between an existing residential community and Woodlawn Senior High and that the area to the west of the subject site is developed with single family homes and the Meadow Industrial Park. At that hearing, Petitioners submitted a plan which provided a building envelope for a one story building on the subject property and indicated the necessity for a rear yard setback of 20 feet in lieu of the required 50 feet as depicted on Petitioner's Exhibit 1. Testimony presented at that time indicated that the proposed use could not be definitively determined until a contract purchaser had been procured. However, the intended use of the property was for a mixed use as office and warehouse space. Further, Petitioners argued that a one story building as proposed could not be developed due to the shape of the lot if strict compliance with both the 75-foot front and 50-foot rear yard setbacks were required. Petitioners testified an alternative was to construct a three-story building which Petitioner's Engineer suggested would be less compatible with adjoining residential properties.

At the time of the March 15, 1989 hearing, the Office of Planning and Zoning submitted comments indicating the staff could make no recommendations on Petitioners' plan at that time due to the inadequate information provided. The Office of Planning did, however, indicate that the mixed use proposed as office and warehouse space is appropriate for this

location. Further, said comments suggested that the loading and unloading of materials associated with the warehouse use on the property would be more appropriate in the rear of the property than in the front due to the residential uses across from the site.

Appearing as Protestants at the hearing in March, 1989 were Gerald Canfield, Vivian Ryan and David Heather, all residents of the area. Ms. Ryan testified that she strongly believed there is no need for any additional commercial uses in the area and in her opinion, the area is over-developed. Mr. Heather testified in opposition to the request, however, he indicated his preference for a single story building rather than a multi-story building. All of the Protestants stated their concerns relative to security problems which may result from the use of the property, for which definitive plans were unknown at this time. Following discussions at the hearing, it was suggested that Petitioners come up with a definitive plan and meet with the Protestants to address and resolve their concerns since development of the property for commercial purposes was clearly permitted.

Petitioners subsequently filed the instant amended/alternate Petition for which a hearing was scheduled on September 26, 1989. Mr. Canfield, Ms. Ryan and Mr. Heather were notified of the new hearing date but did not appear; however, Robert and Connie Workman, adjoining property owners who reside at 6517 Dogwood Road, appeared as interested parties. Testimony presented at the September 26th hearing indicated that the Petitioners have submitted a revised plan which requires a front yard variance of 50 feet in lieu of the required 75 feet and no rear yard setback as originally requested. Mr. Roth testified the Contract Purchaser proposes the construction of a one story building consisting of 9,680 sq-ft. of

warehouse space, and 1,564 sq-ft. of office space. Said building will provide storage space for Lazy Boy Outlets which has four stores in the Baltimore region. Mr. Roth testified the warehouse operation would have two employees and that there would be three to five employees in the office space. Further testimony indicated that loading and unloading of furniture would take place in the rear of the property in order to meet the objections raised by the Protestants in the prior hearing. Mr. Roth testified there would be a 10-foot wide buffer area in the front to provide landscaping in a manner to insure compatibility with the adjoining residential area. He further indicated there would be limited traffic to and from the subject site. Testimony presented indicated that the subject property is part of a plat recorded in the 1950s and that the proposed use of the property is a permitted use under the zoning regulations. Petitioners requested that the practical difficulty and unreasonable hardship presented at the original hearing regarding the size and shape of the lot and location of easements and flood plain on the property be taken into consideration regarding the modified request. Petitioners noted that the dedication of a 40-foot strip in the front of the property for expansion of the proposed highway widening further necessitated the need for a variance. Testimony presented by Petitioners' Counsel indicated that each of the Protestants had been contacted to advise them of the amended site plan and Petition and to provide the individuals with the opportunity to meet with the Contract Purchaser to discuss the proposed plan. Mr. & Mrs. Workman asked for and obtained specific answers to questions they had regarding the impact the proposed use would have on their property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

Case No. 89-366-A (Item No. 275)

**AMENDED - ALTERNATE
PETITION FOR ZONING VARIANCE REVISED PLANS
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 255.2 and (243.1) to permit a 50' front yard setback in lieu of the required 75' setback.

I, the undersigned, do hereby certify that the foregoing is true and correct and that I am the legal owner(s) of the property which is the subject of this Petition.

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: Anthony G. Ciliberti (Type or Print Name)	Legal Owner(s): The Colonial Company (Type or Print Name)
By: Robert W. Cannon, Authorized Representative 100 South Charles Street, 14th floor Baltimore, Maryland 21201 City and State	Signature Charles A. Knott, Sr., President (Type or Print Name)
Attorney for Petitioner: Robert W. Cannon, Esquire (Type or Print Name)	Address City and State
100 South Charles Street, 14th floor Baltimore, Maryland 21201 City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Attorney's Telephone No.: (301) 332-8816	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____ day of _____, 19____, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County.

(over)

his property. McLean v. Soloy, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of October, 1989 that the Petition for Zoning Variance to permit a front yard setback of 50 feet in lieu of the required 75 feet for a proposed office and warehouse in accordance with Petitioner's Exhibit A, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that pro-

ceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

- 2) CRO approval and/or waiver are required prior to the issuance of any permits.
- 3) Within sixty (60) days of the date of this Order, Petitioners shall submit for approval by the Baltimore County Landscape Planner a landscaping plan which provides a complete buffer along Dogwood Road between the proposed development and the residential uses across the street from the site. Furthermore, Petitioners' plan shall include landscaping to buffer the subject property from the residents of the adjoining property at 6517 Dogwood Road.
- 4) All landscaping as required by the approved plan shall be installed prior to the issuance of any occupancy permits. Said landscaping shall be maintained by the Petitioners and/or future property owners.
- 5) All deliveries to the warehouse shall be limited to between the hours of 8:00 AM to 6:00 PM, Monday through Saturday, except for occasional deliveries at other times which shall not exceed more than three per month. Further, all deliveries shall be made to the rear of the subject site. Petitioners shall keep records of the dates and times of all deliveries and shall permit access for review of same by Baltimore County Zoning Enforcement Inspectors upon reasonable notice.
- 6) Lighting for the proposed development shall be placed on the premises in such a manner that at no time shall it reflect onto adjoining residential uses.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-6863
J. Robert Hanes
Zoning Commissioner

October 17, 1989

Robert W. Cannon, Esquire
100 South Charles Street, 14th Floor
Baltimore, Maryland 21201

RE: PETITION FOR ZONING VARIANCE
S/S Dogwood Road, 460' E of the c/l of Woodlawn Drive
(6515 Dogwood Road)
1st Election District - 2nd Councilmanic District
The Colonial Company - Petitioners
Case No. 89-366-A

Dear Mr. Cannon:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

cc: Julius W. Lichter, Esquire
305 W. Chesapeake Avenue
Towson, Md. 21204

Mr. & Mrs. David W. Heather
6300 Dogwood Road
Baltimore, Md. 21207

Mr. Gerald F. Canfield
6442 Dogwood Road
Baltimore, Md. 21207

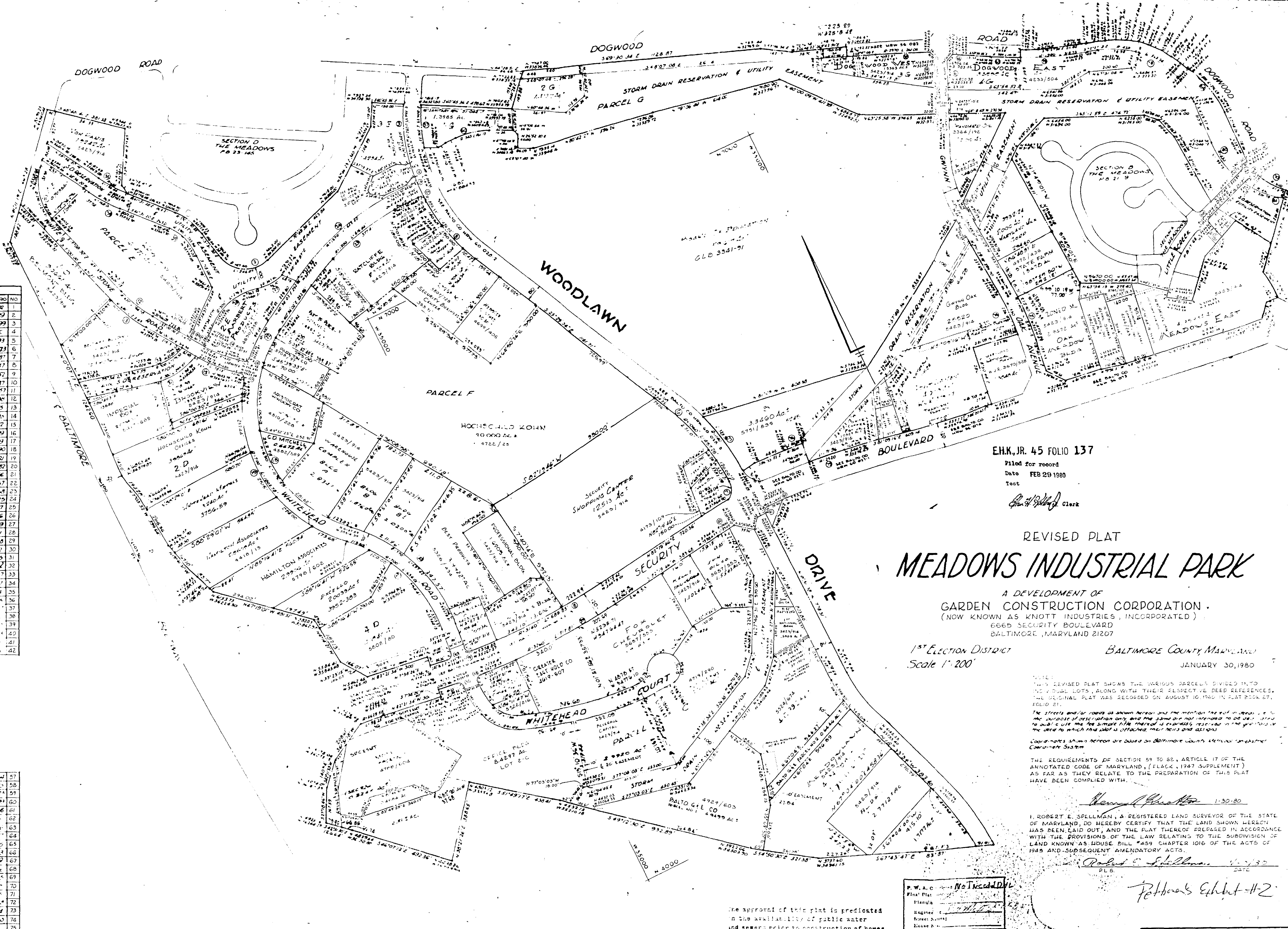
Ms. Vivian Ryan
1909 Woodlawn Drive
Baltimore, Md. 21207

Mr. & Mrs. Robert L. Workman
6517 Dogwood Road
Baltimore, Md. 21207

People's Counsel
File

CHORD	ARC	TAN	CHORD	NO
100.00	1.5708	0.0175	100.00	1
150.00	2.3562	0.0424	150.00	2
200.00	3.1416	0.0873	200.00	3
250.00	3.9270	0.1413	250.00	4
300.00	4.7124	0.2033	300.00	5
350.00	5.4978	0.2733	350.00	6
400.00	6.2832	0.3503	400.00	7
450.00	7.0686	0.4343	450.00	8
500.00	7.8540	0.5243	500.00	9
550.00	8.6394	0.6203	550.00	10
600.00	9.4248	0.7223	600.00	11
650.00	10.2102	0.8303	650.00	12
700.00	10.9956	0.9443	700.00	13
750.00	11.7810	1.0643	750.00	14
800.00	12.5664	1.1903	800.00	15
850.00	13.3518	1.3223	850.00	16
900.00	14.1372	1.4603	900.00	17
950.00	14.9226	1.6043	950.00	18
1000.00	15.7080	1.7543	1000.00	19
1050.00	16.4934	1.9103	1050.00	20
1100.00	17.2788	2.0723	1100.00	21
1150.00	18.0642	2.2403	1150.00	22
1200.00	18.8496	2.4143	1200.00	23
1250.00	19.6350	2.5943	1250.00	24
1300.00	20.4204	2.7803	1300.00	25
1350.00	21.2058	2.9723	1350.00	26
1400.00	21.9912	3.1703	1400.00	27
1450.00	22.7766	3.3743	1450.00	28
1500.00	23.5620	3.5843	1500.00	29
1550.00	24.3474	3.8003	1550.00	30
1600.00	25.1328	4.0223	1600.00	31
1650.00	25.9182	4.2503	1650.00	32
1700.00	26.7036	4.4843	1700.00	33
1750.00	27.4890	4.7243	1750.00	34
1800.00	28.2744	4.9703	1800.00	35
1850.00	29.0598	5.2223	1850.00	36
1900.00	29.8452	5.4803	1900.00	37
1950.00	30.6306	5.7443	1950.00	38
2000.00	31.4160	6.0143	2000.00	39
2050.00	32.2014	6.2903	2050.00	40
2100.00	32.9868	6.5723	2100.00	41
2150.00	33.7722	6.8603	2150.00	42

100.00	1.5708	0.0175	100.00	57
150.00	2.3562	0.0424	150.00	58
200.00	3.1416	0.0873	200.00	59
250.00	3.9270	0.1413	250.00	60
300.00	4.7124	0.2033	300.00	61
350.00	5.4978	0.2733	350.00	62
400.00	6.2832	0.3503	400.00	63
450.00	7.0686	0.4343	450.00	64
500.00	7.8540	0.5243	500.00	65
550.00	8.6394	0.6203	550.00	66
600.00	9.4248	0.7223	600.00	67
650.00	10.2102	0.8303	650.00	68
700.00	10.9956	0.9443	700.00	69
750.00	11.7810	1.0643	750.00	70
800.00	12.5664	1.1903	800.00	71
850.00	13.3518	1.3223	850.00	72
900.00	14.1372	1.4603	900.00	73
950.00	14.9226	1.6043	950.00	74
1000.00	15.7080	1.7543	1000.00	75
1050.00	16.4934	1.9103	1050.00	76
1100.00	17.2788	2.0723	1100.00	77
1150.00	18.0642	2.2403	1150.00	78
1200.00	18.8496	2.4143	1200.00	79
1250.00	19.6350	2.5943	1250.00	80



EHK, JR. 45 FOLIO 137
 Filed for record
 Date FEB 29 1980
 Test
[Signature] Clerk

REVISED PLAT MEADOWS INDUSTRIAL PARK

A DEVELOPMENT OF
 GARDEN CONSTRUCTION CORPORATION.
 (NOW KNOWN AS KNOTT INDUSTRIES, INCORPORATED)
 6665 SECURITY BOULEVARD
 BALTIMORE, MARYLAND 21207

1ST ELECTION DISTRICT
 Scale 1" = 200'

BALTIMORE COUNTY, MARYLAND
 JANUARY 30, 1980

THIS REVISED PLAT SHOWS THE VARIOUS PARCELS DIVIDED INTO
 INDIVIDUAL LOTS, ALONG WITH THEIR RESPECTIVE DEED REFERENCES.
 THE ORIGINAL PLAT WAS RECORDED ON AUGUST 10, 1966 IN PLAT BOOK 67,
 FOLIO 21.
 THE STREETS AND ALLEYS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE
 FOR THE PURPOSE OF DESCRIPTION ONLY AND ARE NOT INTENDED TO BE USED
 TO PUBLIC USE THE SIMPLE TITLE THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS
 IN THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

Coordinates shown hereon are based on Baltimore County Vertical Datum and
 Community System.

THE REQUIREMENTS OF SECTION 59 TO 62, ARTICLE 17 OF THE
 ANNOTATED CODE OF MARYLAND, (FLAC, 1947 SUPPLEMENT)
 AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT
 HAVE BEEN COMPLIED WITH.

[Signature] 1-30-80
 I, ROBERT E. SPELLMAN, A REGISTERED LAND SURVEYOR OF THE STATE
 OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON
 HAS BEEN LAID OUT, AND THE PLAT THEREOF PREPARED IN ACCORDANCE
 WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION
 OF LAND KNOWN AS HOUSE BILL #459 CHAPTER 1016 OF THE ACTS OF
 1945 AND SUBSEQUENT AMENDATORY ACTS.

[Signature] 1-30-80
 Robert E. Spellman, P.L.S.
 DATE

P.W.A.C. No. 100-100-100
 Final Plat
 Plan
 Engineer
 Surveyor
 License

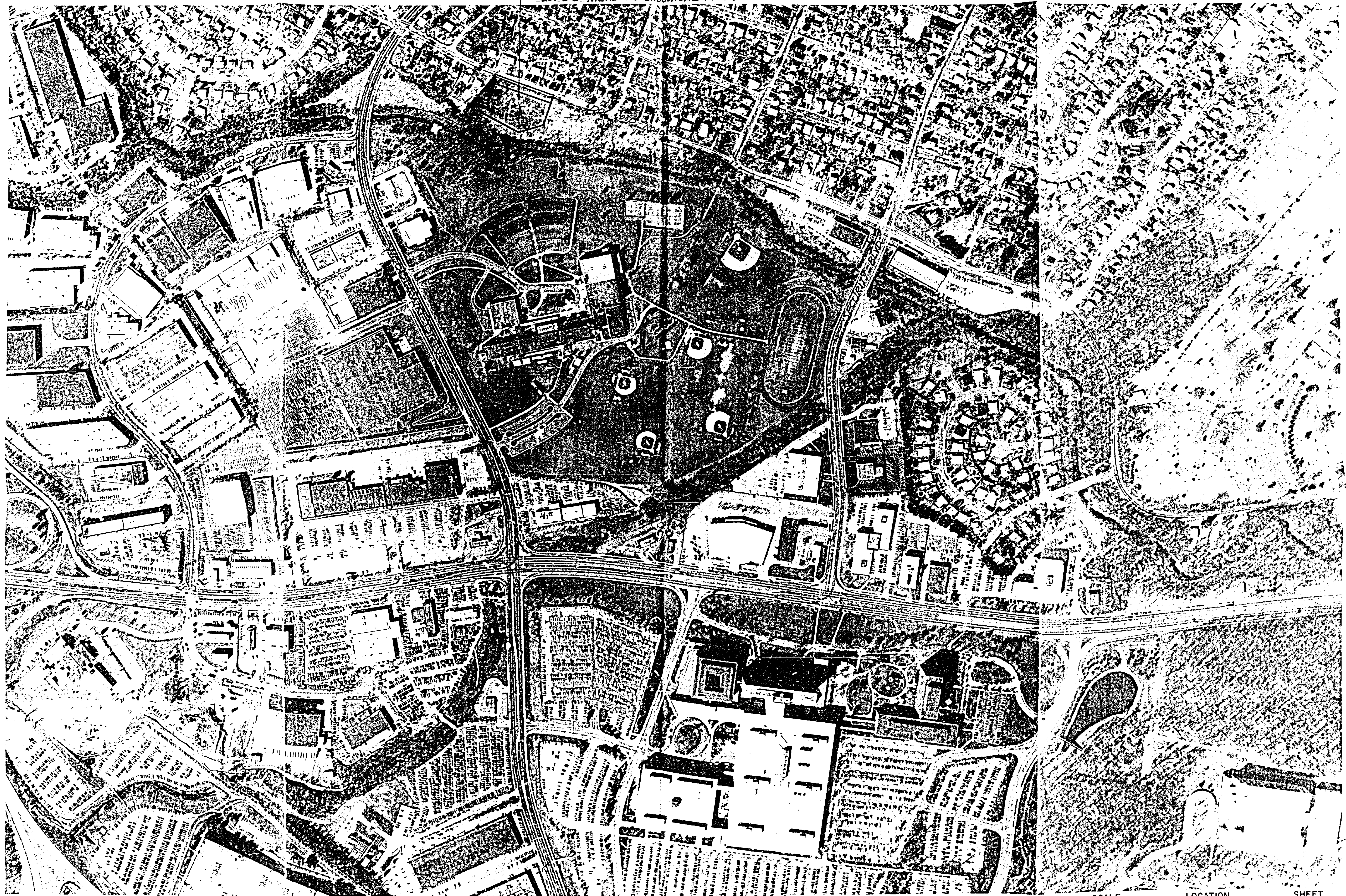
The approval of this plat is predicated
 on the availability of public water
 and sewer prior to construction of homes.

APPROVED BALTIMORE CO. PLANNING BOARD	APPROVED	APPROVED
DIRECTOR	COUNTY ROADS ENGINEER	DEPUTY STATE & COUNTY HEALTH OFFICER
DATE	DATE	DATE

2/29/80

SPELLMAN, LARSON & ASSOCIATES, INC.
 110 JEFFERSON BLVD
 TOWSON, MARYLAND

LOT 2-G "MEADOWS INDUSTRIAL PARK"

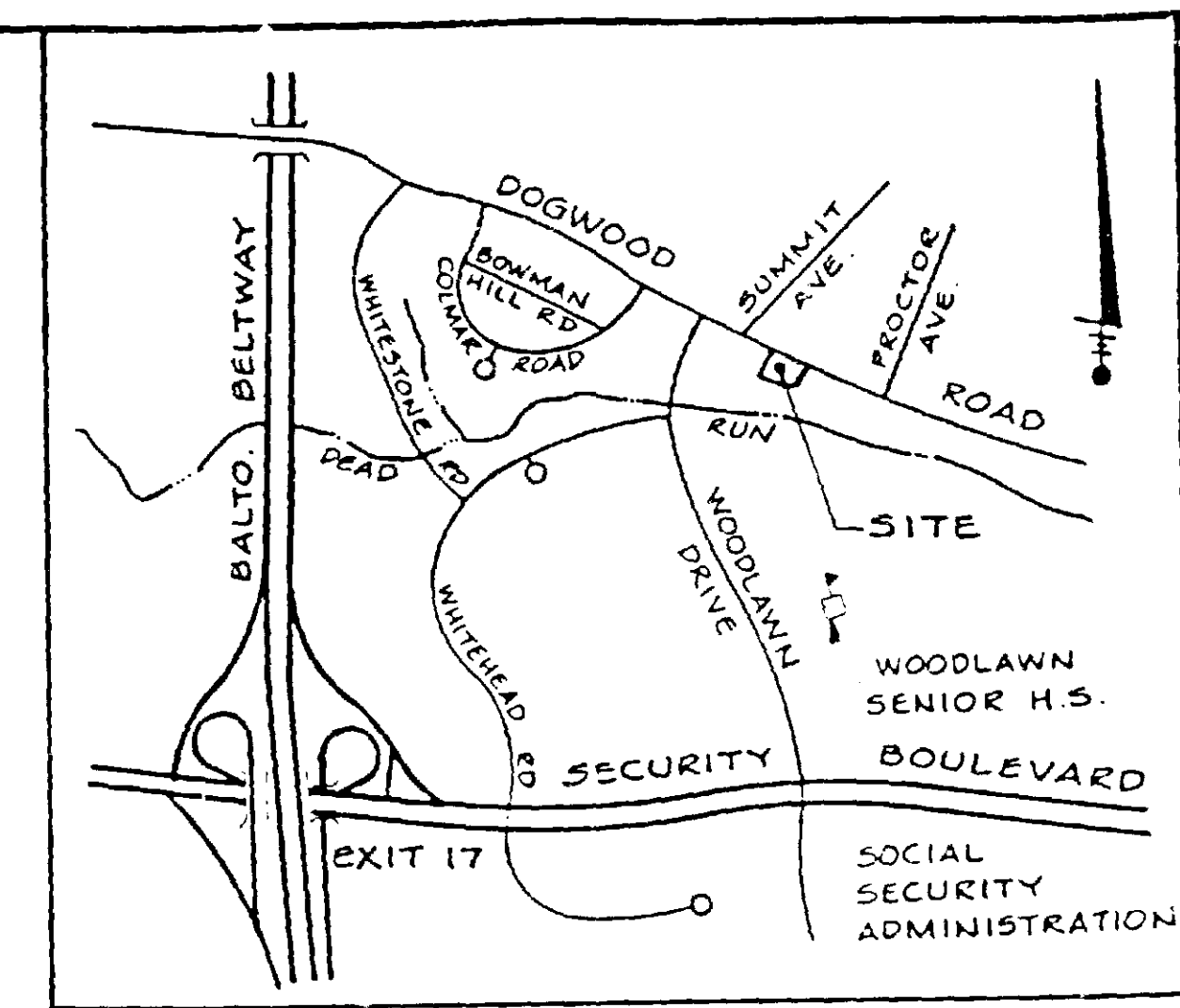
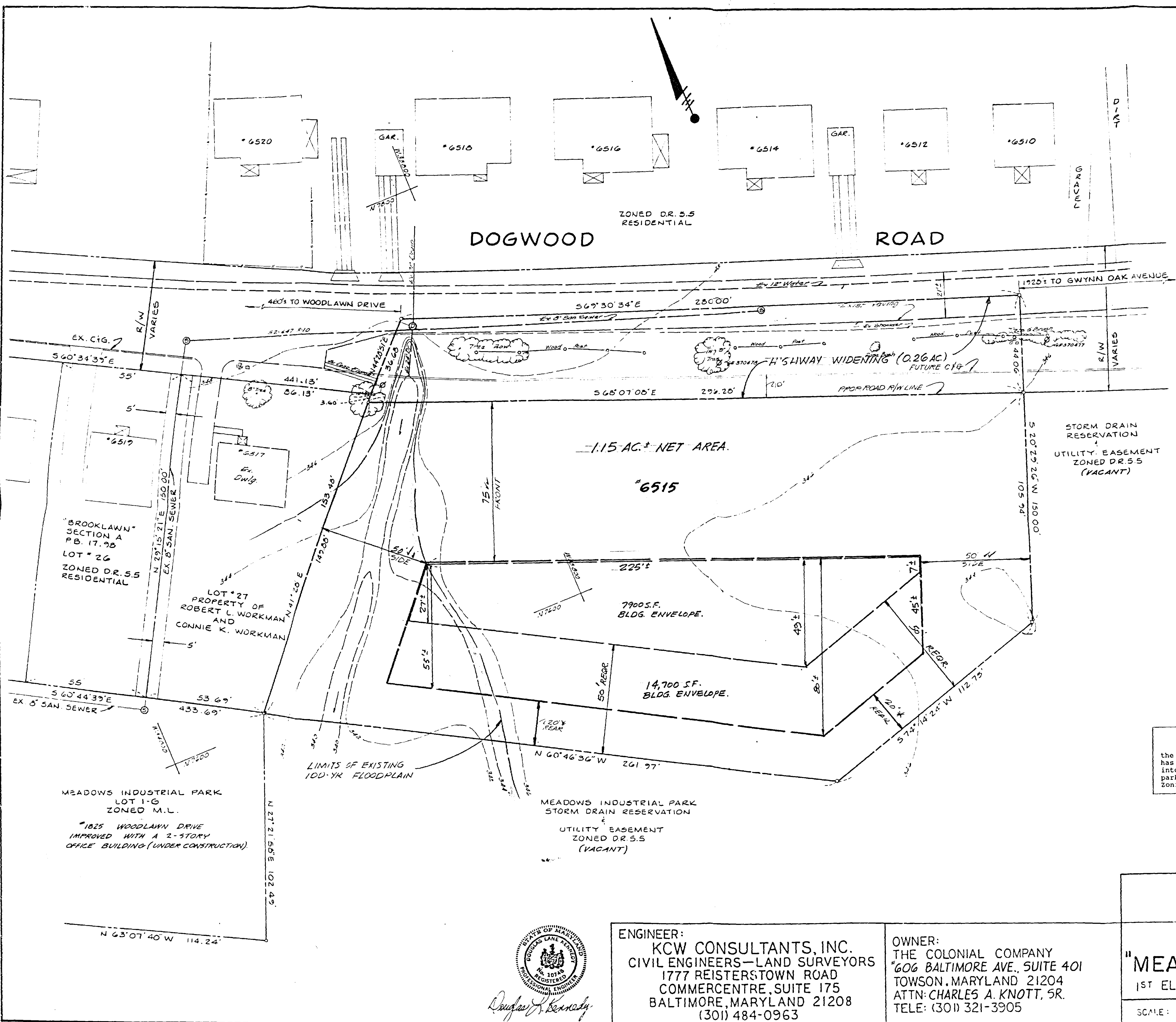


BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	WOODLAWN	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986		2-F

Petitioner's
Exhibit
3



- GENERAL NOTES**
1. Lot 2-G, Revised Plat of "Meadows Industrial Park" E.H.K. Jr. 45-137 (February 29, 1980)
 2. Lot Area: 1.41 acres ± gross
0.26 acres ± highway widening
1.15 acres ± net area
 3. Election District: 1
 4. Councilmatic District: 2
 5. Census Tract: 4011.02
 6. Regional Planning District: 3238
 7. Watershed: Gwynns Falls
 8. Subwatershed: Dead Run
 9. Existing Zoning: M.L.
 10. Existing Land Use: Unimproved
 11. Setbacks:
Located within 100' of residential zone boundary (BCZR Sect. 255.2)
front: 25' minimum building to right-of-way line (BCZR Sect. 243.1)
side: 50' minimum building to property line (BCZR Sect. 243.2)
rear: 50' minimum building to property line (BCZR Sect. 243.3)
 12. Sanitary Sewer: Public by connection to existing 8" sanitary in Dogwood Road (Det. No. 52-447)
 13. Water: Public by connection to existing 12" water in Dogwood Road (Det. No. 51-973 A-4b)
 14. Property Account No.: 16-000-09907

NOTE:
Petitioner realizes that parking requirements are part of the request for the variance hearing, however, as a specific use has not been established, it is Petitioner's understanding and intention that use of the subject site will comply with the parking requirements of Section 409 of the Baltimore County Zoning Regulations.

* Variance requested from Baltimore County Zoning Regulations Section 255.2 (and thusly 243.3) to allow a rear yard setback of 20 feet in lieu of the required 50 feet.

**PLAT TO ACCOMPANY
PETITION FOR VARIANCE**

**LOT 2-G
"MEADOWS INDUSTRIAL PARK"**
1ST ELECTION DISTRICT, BALTIMORE COUNTY, MD.
SCALE: 1"=20'-0" DATE: OCTOBER 20, 1988

ENGINEER:
KCW CONSULTANTS, INC.
CIVIL ENGINEERS—LAND SURVEYORS
1777 REISTERSTOWN ROAD
COMMERCE CENTRE, SUITE 175
BALTIMORE, MARYLAND 21208
(301) 484-0963

OWNER:
THE COLONIAL COMPANY
606 BALTIMORE AVE., SUITE 401
TOWSON, MARYLAND 21204
ATTN: CHARLES A. KNOTT, SR.
TELE: (301) 321-3905



STORMWATER MANAGEMENT ANALYSIS SUMMARY

LOT 2-G "MEADOWS INDUSTRIAL PARK"

EXISTING CONDITIONS

Drainage Area = 1.42 ac.
 RCN = 74
 2 yr. P = 3.2" Vr = 1.04" Q2 = 1.40 cfs
 10 yr. P = 5.1" Vr = 2.45" Q10 = 3.54 cfs
 100 yr. P = 7.1" Vr = 4.14" Q100 = 6.16 cfs

DEVELOPED CONDITIONS

CONTROLLED:
 Drainage Area = 0.93 ac.
 RCN = 93
 2 yr. P = 3.2" Vr = 1.25 hrs. Q2 = 1.14 cfs @ 13.0 hrs.
 10 yr. P = 5.1" Vr = 4.30" Q10 = 2.01 cfs @ 13.0 hrs.
 100 yr. P = 7.1" Vr = 6.27" Q100 = 2.92 cfs @ 13.0 hrs.

UNCONTROLLED:
 Drainage Area = 0.49 ac.
 RCN = 85
 2 yr. P = 3.2" Vr = 1.76" Q2 = 1.35 cfs @ 12.1 hrs.
 10 yr. P = 5.1" Vr = 3.47" Q10 = 2.66 cfs @ 12.1 hrs.
 100 yr. P = 7.1" Vr = 5.35" Q100 = 4.11 cfs @ 12.1 hrs.

TOTAL SITE:
 Drainage Area = 1.42 ac.
 Dev. Q2 = 1.49 cfs @ Ex. Q2 = 1.40 cfs
 Dev. Q10 = 2.91 cfs @ Ex. Q10 = 3.54 cfs
 Dev. Q100 = 4.47 cfs @ Ex. Q100 = 6.16 cfs

BENCH MARK

BALTO. CO. X-7161 ELEV. 354.79'
 R.R. SPIKE IN PAVING AT THE
 INTERSECTION OF DOGWOOD
 ROAD AND WOODLAWN DRIVE.

LOCATION MAP

SCALE: 1"=100'

CONSTRUCTION NOTES

- All site work shall be accomplished in accordance with these plans, the specifications which are included as part of this contract, Baltimore County Department of Public Works "Standard Specifications and Details for Construction", and Baltimore County Building Code.
- All details not shown on these plans are in reference to Baltimore County Department of Public Works "Standard Specifications and Details for Construction".
- The existing utilities shown on these drawings are based upon the best available information from the Baltimore County Department of Public Works and the utility companies. The owner does not warrant or guarantee the correctness or completeness of the information given. The contractor shall verify all such information to his own satisfaction.
- Contractor shall notify "Miss Utility" at 1-800-257-7777 at least three (3) working days prior to the start of any construction.
- Contractor shall contact the new business representative of the GSP Telephone Company and the Baltimore Gas and Electric Company for scheduling of their construction of their facilities.
- All proposed grading, curb and gutter and sidewalks shall conform to the line, grade and materials specified on Site Development Plan G-1.
- All temporary sediment control measures shall be as specified on Sediment Control Plan G-2.
- Proposed paving section and storm drain construction shall be as specified on Plan G-3. All rain leaders from the proposed building shall be extended through the concrete curb and gutter to outfall onto the porous pavement.
- Proposed water and sewer connections shall be by permit from Baltimore County Department of Permits and Licenses. Contractor shall make application for and pay all necessary fees for installation of sanitary connection and water service connection and meter.
- Contractor shall take all necessary precautions to support and protect all existing utilities when working adjacent to or crossing existing utilities. Any damage to existing facilities shall be repaired or replaced at contractor's expense.
- All fill material shall be approved by the Soils Engineer, placed in 8" maximum lifts and compacted by machine to 95% of maximum dry density as per AASHTO T-99. Cut areas that are to be paved shall be proof-rolled to 92% of maximum dry density as per AASHTO T-99. Building slab areas shall be proof-rolled to 95% of maximum dry density as per AASHTO T-99.
- All manmade embankments will be designed and/or certified for stability by a Soils Engineer.
- All grading and filling within the existing 100-year flood plain shall be accomplished in accordance with Water Resources Administration Permit No. 85-WC-0359, issued September 18, 1985.

ACCOUNT NO. 16-00-009907

OWNER: THE COLONIAL COMPANY
 401 WASHINGTON AVENUE, SUITE 501
 TOWSON, MD 21204
 TELE: (301) 521-3005

SITE DEVELOPMENT STORMWATER MANAGEMENT AND GRADING PLAN

*6515 DOGWOOD ROAD
 LOT 2-G
 MEADOWS INDUSTRIAL PARK

ELECTION DISTRICT 1C-5

BALTIMORE COUNTY, MD.

SCALE: 1"=20'

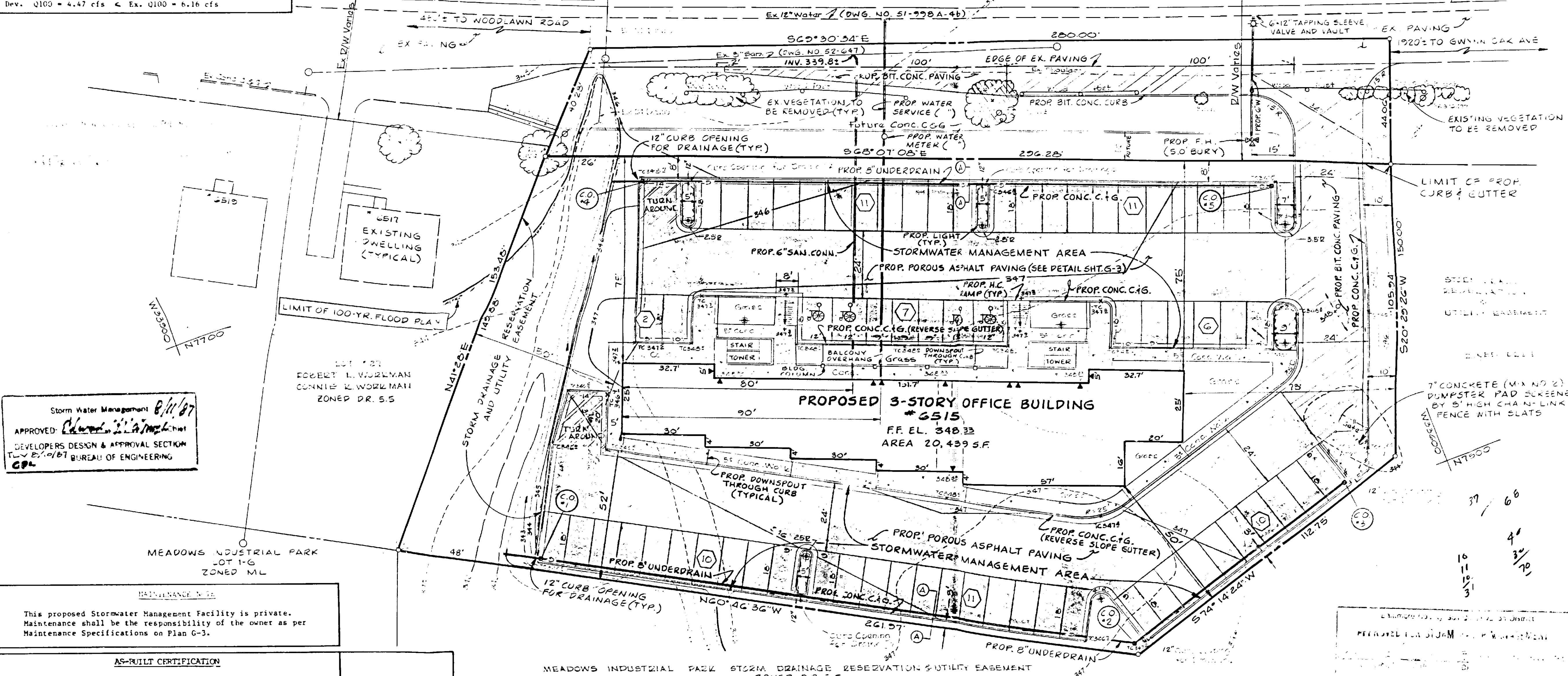
FEBRUARY 15, 1987.

DWG. NO. G-1

DOGWOOD ROAD

ROAD

ZONED D.R. S.S



Storm Water Management 8/11/87

APPROVED: [Signature]
 DEVELOPERS DESIGN & APPROVAL SECTION
 TOWN OF BALTIMORE BUREAU OF ENGINEERING

MAINTENANCE NOTES

This proposed Stormwater Management Facility is private. Maintenance shall be the responsibility of the owner as per Maintenance Specifications on Plan G-3.

AS-BUILT CERTIFICATION

I hereby certify that the facility shown on these Stormwater Management Plans was constructed as shown on these "As-Built" Plans in accordance with the approved plans and specifications.

ENGINEER

DATE

SEAL

ENGINEERS CERTIFICATION

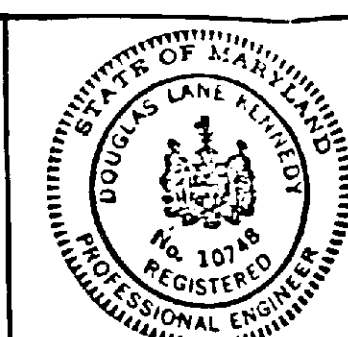
I hereby certify that this Stormwater Management Plan has been prepared by or under my supervision and meets the minimum standards of the Baltimore County Department of Public Works.

[Signature]
 DOUGLAS L. KENNEDY, P.E., 10745

5.4.87
 DATE

ENGINEER:

KCW CONSULTANTS, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 1777 REISTERSTOWN ROAD
 COMMERCIAL CENTER, SUITE 175
 BALTIMORE, MARYLAND 21208
 TELE: (301) 464-0963



OWNER'S CERTIFICATION

We hereby certify that construction of this Stormwater Management Facility will be accomplished in accordance with these approved plans and specifications. We understand that it is our responsibility to have construction of this Stormwater Management Facility supervised and certified, including the submittal of "As-Built" plans within 30 days after completion, by a Maryland Registered Professional Engineer.

REVISIONS REQUIRED BY THE SOIL CONSERVATION DISTRICT

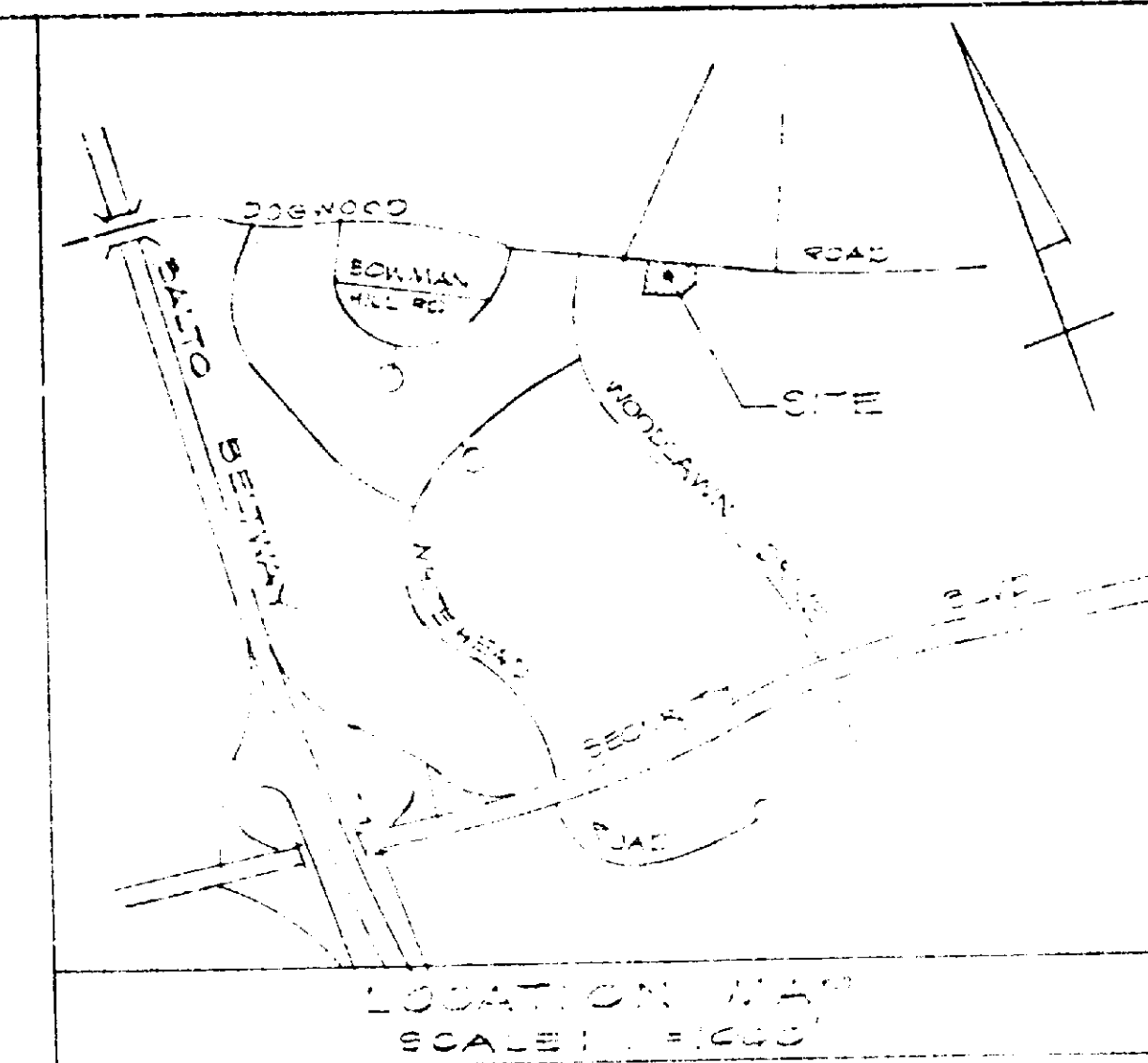
We hereby certify that any revisions required by the Soil Conservation District to these Stormwater Management Plans, as approved by Baltimore County, shall be our responsibility. We further agree to install and/or reconstruct all structures to meet District approved plans at our expense. We also understand that it is our responsibility to insure that these revisions are performed by a Registered Professional Engineer and are noted appropriately on the plans and/or computations. We understand that it is our responsibility to insure that all plan revisions required by the District are performed and resubmitted to the District within 10 days of District review, and failure to obtain District approval within 45 days of County approval will result in denial of subsequent permits, and a stop work order will be issued. We also understand that all revisions shall be submitted to Baltimore County within ten (10) days of approval by the Soil Conservation District.

LARRY JONES FOR THE COLONIAL COMPANY

DATE

GENERAL NOTES

- Lot 2-G, Revised Plat of "Meadows Industrial Park" E.H.K. Jr. 45-137 (February 29, 1980)
- Lot Area: 1.41 acres gross
0.26 acres highway widening, 1.15 acres net
- Election District: 1
- Councilmatic District: 2
- Census Tract: 4011.02
- Regional Planning District: 3238
- Watershed: Gwynns Falls
- Subwatershed: Dead Run
- Existing Zoning: HL
- Existing Land Use: Unimproved
- Proposed Land Use: 3-Story Office Building (20,439 S.F. Total)
- Number of Parking Spaces Required: 6,813 s.f. ÷ 300 = 23
13,626 s.f. ÷ 500 = 27
50 spaces
- Number of Parking Spaces Proposed: 64 each 9' x 18'
4 each 12' x 18' (handicapped)
68 total spaces provided
- Setbacks: Located within 100' of residential zone boundary
front: 75' minimum building to right-of-way line
side: 50' minimum building to property line
rear: 50' minimum building to property line
- Sanitary Sewer: public by connection to existing 8" sanitary in Dogwood Road (Dwg. No. 52-647)
- Water: public by connection to existing 12" water in Dogwood Road (Dwg. No. 51-998 A-4b)
- Property Account No.: 16-00-009907



1. AREA OF SITE = 14.225 ACRES (1.5625 NET)
2. EXIST. ZONING OF SITE = M-1
3. EXIST. USE OF SITE = VACANT
4. PROP. ZONING OF SITE = C-1
5. PROP. USE OF SITE = OFFICE & MANUFACT.
6. REQ'D. OFF. BLDG. FLOOR AREA:

OFFICE: 1,500 S.F. @ 3.0/1000 = 50.0' x 40'
WAREHOUSE: 2,000 S.F. @ 5.0/1000 = 40.0' x 100'
TOTAL RS. REQ'D. = 18.0' x 80'
7. TOTAL RS. SHOWN = 41' (INCL. 2' MED.)
8. PETITIONER REQUESTING A VARIANCE FROM SECTION 155.1, 155.3, & 155.2 FOR CHANGING THE ZONING REGULATIONS TO PERMIT A 50' x 100' SETBACK IN DEU TO THE REAR, 75' (A VARIANCE OF 25')
9. PUBLIC UTILITIES AVAILABLE TO SITE.

Petitioner's Exhibit A

REVISED PLANS
JUL 26 1980
84-366A
Item # 275

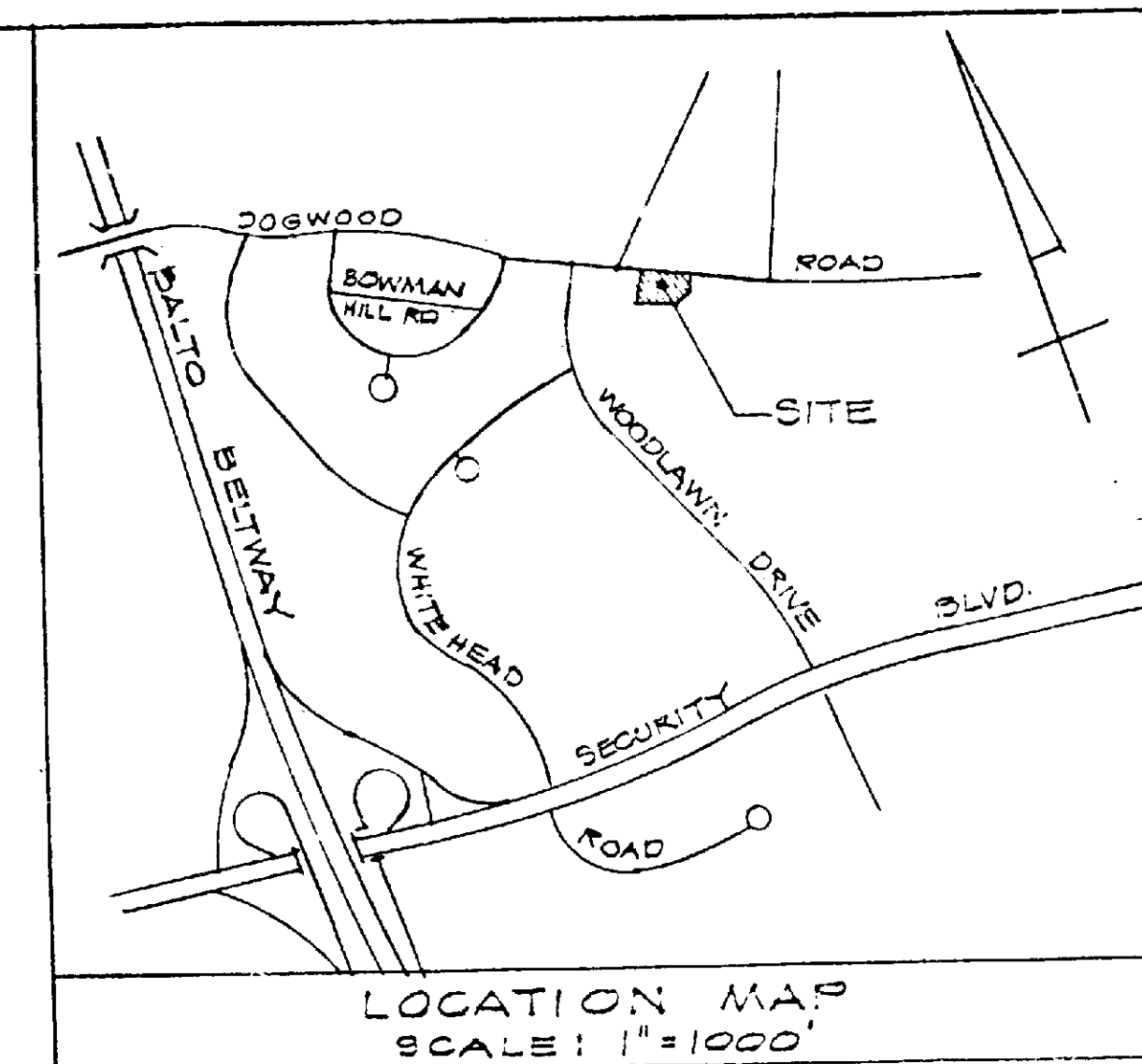
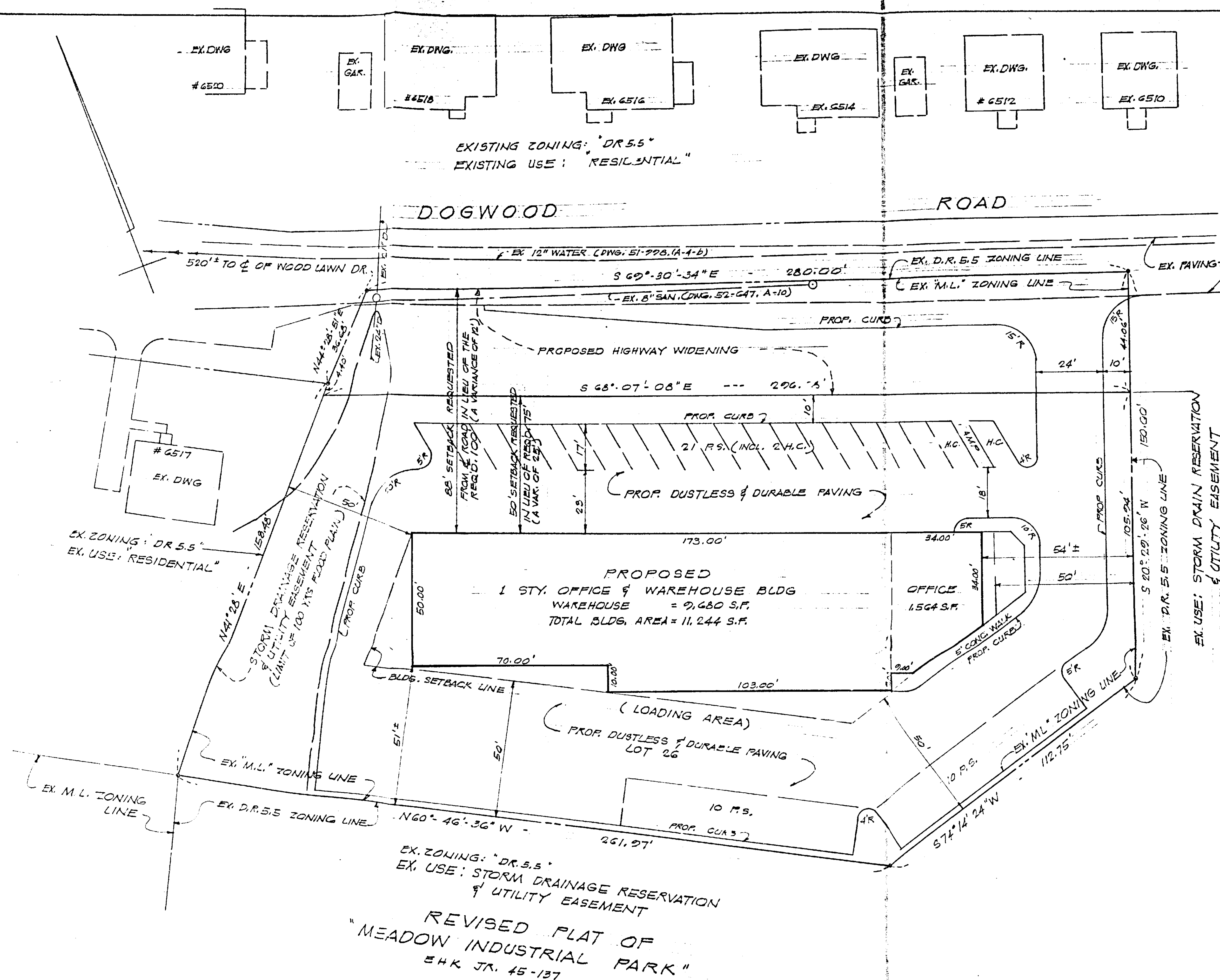
AMENDED - ALTERNATE
PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCE

6515 DOGWOOD ROAD

FIRST ELECT. DIST.
SCALE: 1" = 10'

BALTIMORE COUNTY, MD.
JULY 6, 1969
JANIS L. GILBERT

PAUL LEE ENGINEERING, INC
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204



GENERAL NOTES:

1. AREA OF SITE = 1.41 AC± GROSS (1.15 AC± NET)
2. EXIST. ZONING OF SITE = "M.L."
3. EXIST. USE OF SITE = VACANT
4. PROP. ZONING OF SITE = "M.L."
5. PROP. USE OF SITE = OFFICE & WAREHOUSE
6. REQ'D. OFF STREET PARKING:
OFFICE: 1,564 S.F. @ 3.5/1000 = 5.16 P.S.
WAREHOUSE: 7,680 S.F. @ P.S./EMP. = 12.0 P.S.
TOTAL P.S. REQ'D. = 18.0 P.S.
7. TOTAL P.S. SHOWN = 41 (INCL. 2 H.C.)
8. PETITIONER REQUESTING A VARIANCE FROM SECTION 255.1 & 255.2 OF THE ZONING REGULATIONS TO PERMIT A 50' FRONT SETBACK IN LIEU OF THE REQ'D. 75' (A VARIANCE OF 25')
9. PETITIONER REQUESTING A VARIANCE FROM SECTION 255.2 OF ZONING REGULATIONS TO PERMIT A 60' SETBACK FROM A RESIDENTIAL BOUNDARY IN LIEU OF THE REQ'D. SETBACK OF 100' (A VARIANCE OF 40')
10. PUBLIC UTILITIES AVAILABLE TO SITE.

OLD PLAN

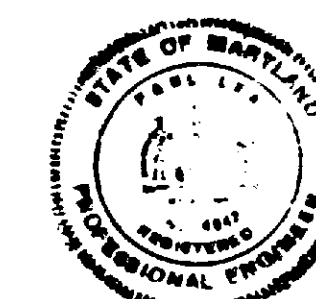
AMENDED - ALTERNATE PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

6515 DOGWOOD ROAD

FIRST ELEC. DIST.
SCALE: 1"=50'

BALTIMORE COUNTY, MD
JULY 6, 1989

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204



LEVIN, GANN & HANKIN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-332-8816
FAX 301-332-8816
JAN 20 1989

HAND DELIVERED

ZONING OFFICE

J. Robert Haines, Zoning Commissioner
Baltimore County Office of Planning & Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance - Expedited Hearing Request
Meadows Industrial Park
Petitioner: The Colonial Company
Item No. 275

Dear Commissioner Haines:

On behalf of our clients, The Colonial Company, please consider this a request for an expedited hearing on the above referenced variance. The request is to allow a rear yard setback of 20' in lieu of the required 50' and is based on the configuration of the site as well as other site limitations, including a 100-year flood plain. I would like, for your consideration of this request, that the property adjoining the property to the east is identified as part of the Meadows Industrial Park, and is shown as a storm drain reservation and utility easement.

Due to the relative gravity of the requested variance, combined with the location of the site and the site's unmarketability on account of the adverse impact and hardship of the setback combined with the limits of the flood plain, our client needs to move ahead as quickly as possible. Efforts to obtain a potential user have been unsuccessful due to the uncertainty brought about by the constraints of the regulations.

I anticipate that this hearing could be scheduled concurrently with other similar requests. At this time, I do not anticipate any opposition.

J. Robert Haines, Zoning Commissioner
Page 2
January 18, 1989

Looking forward to your favorable action on this request, I am

Sincerely,

Julius W. Lichter

JWL:lsp

cc: Mr. Charles A. Knott

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 135
Ported for: [illegible]
Petitioner: [illegible]
Location of property: [illegible]
Location of Sign: [illegible]
Remarks: [illegible]
Posted by: [illegible]
Number of Signs: [illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD, Feb. 23, 1989
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 Feb. 23, 1989.

THE JEFFERSONIAN,

S. Zeke Olson
Publisher

PO 09798
reg. M 25279
price \$37.43

CERTIFICATE OF PUBLICATION

TOWSON, MD, Sept. 1, 1989
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 August 31, 1989.

THE JEFFERSONIAN,

S. Zeke Olson
Publisher

PO 16256
reg. M 34155
cc 89-366-A
price \$41.37

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE: Sept. 6, 1989

Robert W. Cannon, Esq.
Weinberg and Green, P.A.
100 South Charles Street
Baltimore, Maryland 21201

Re: Petition for Zoning Variance
CASE NUMBER: 89-366-A
5/5 Dogwood Road, 460' E of the c/l of Woodlawn Drive
8515 Dogwood Drive
1st Election District - 2nd Councilmanic
Legal Owner(s): The Colonial Company
Contract Purchaser(s): Anthony G. Ciliberti
HEARING SCHEDULED: TUESDAY, SEPTEMBER 26, 1989 at 2:00 p.m.

Dear Mr. Cannon:

Please be advised that \$977 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN AND POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign and post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign and post set(s), there will be a charge of \$100.00 for the above amount for each such set.

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

DATE: 9/26/89 ACCOUNT: 89-366-A

AMOUNT: \$ 87.97

RECEIVED FROM: [illegible]

FOR: P.A. for 9/26/89 hearing 89-366-A

VALIDATION OR SIGNATURE OF CASHIER

VALIDATION OR SIGNATURE OF CASHIER

NORTHWEST STAR CLASSIFIED

LEGAL NOTICE

NOTICE OF HEARING

THE ZONING COMMISSIONER OF BALTIMORE COUNTY, in accordance with the Zoning Act and Regulations, is hereby giving notice that a public hearing will be held on the following petition for a zoning variance on the property located at 5/5 Dogwood Road, 460' E of the c/l of Woodlawn Drive, 8515 Dogwood Drive, 1st Election District - 2nd Councilmanic, Legal Owner(s): The Colonial Company, Contract Purchaser(s): Anthony G. Ciliberti, HEARING SCHEDULED: TUESDAY, SEPTEMBER 26, 1989 at 2:00 p.m.

IN THE EVENT THAT THE PETITIONER IS GRANTED A BUILDING PERMIT, THE PETITIONER SHALL BE REQUIRED TO COMPLY WITH THE ZONING ACT AND REGULATIONS, AND TO OBTAIN A BUILDING PERMIT FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITTING AND INSPECTION, PRIOR TO THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

LEGAL NOTICE

SEMINARS FOR HOME BASED BUSINESSES

THE NATIONAL ASSOCIATION OF HOME BASED BUSINESSES (NAHBB) is a private organization for individuals who own and operate a home based business. The NAHBB was created to help small businesses in their early stages when they are the most susceptible to failure. The NAHBB provides "Home Based Business Day Seminars" at community colleges. This is a day filled with many courses which provide useful information.

WEINBERG AND GREEN
ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773
WASHINGTON AREA 470-7400
TELECOPIERS
301-332-8862
301-332-8863
WRITER'S DIRECT DIAL NUMBER
(301) 332-8816
August 29, 1989

Mr. Gerald F. Canfield
6442 Dogwood Road
Baltimore, Maryland 21207
Ms. Vivian Ryan
1909 Woodlawn Drive
Baltimore, Maryland 21207
Re: 6515 Dogwood Road
Revised Petition for Zoning Variance
Dear Mr. Canfield, Ms. Ryan, Ms. Heather, and Mr. Heather:

We represent the business which has contracted to purchase and develop the property known as 6515 Dogwood Road. We are contacting you to confirm that we have prepared and submitted to the Zoning Office of Baltimore County an Amended Petition for the Zoning Variance together with a revised site plan to accompany the Petition. I am aware that each of you attended the first hearing on this matter and have expressed interest in development of the subject property. In the event you are not already aware, a hearing before the Zoning Commissioner has been scheduled for Tuesday, September 26, 1989 at 2:00 p.m. in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson.

Because you have raised certain questions and concerns with regard to the proposed building, our client would like to have the opportunity to meet with you before the hearing and show you the revised site plan. I believe you will be interested in reviewing certain changes which have been made concerning the location of the building and traffic flow.

Mr. Alex Roth, a representative of the contract purchaser, will be available to meet with you on Tuesday, September 19, 1989. Please call me (332-8816) or write to me at the address set forth above to arrange a collectively agreeable time and location.

WEINBERG AND GREEN
ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773
WASHINGTON AREA 470-7400
TELECOPIERS
301-332-8862
301-332-8863
WRITER'S DIRECT DIAL NUMBER
(301) 332-8816
August 29, 1989

Mr. Gerald F. Canfield
Ms. Vivian Ryan
Ms. Catherine Heather
Mr. David W. Heather
August 29, 1989
Page 2
Thank you in advance for considering our invitation and I look forward to hearing from you in the near future.
Very truly yours,
Robert W. Cannon

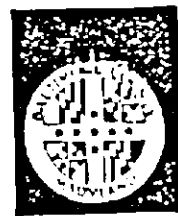
0265/csg
cc: Mr. Alex Roth
Hon. Ann M. Nastarowicz, Deputy Zoning Commissioner
(Case No. 89-366-A)

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 332-3333

J. Robert Haines
Zoning Commissioner

August 11, 1989

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-366-A

S/S Dogwood Road, 450' E of the c/l f Woodlawn Drive
6515 Dogwood Drive
1st Election District - 2nd Councilmanic
Legal Owner(s): The Colonial Company
Contract Submitter(s): Anthony G. Ciliberti
HEARING SCHEDULED: TUESDAY, SEPTEMBER 26, 1989 at 2:00 p.m.

Variance: To allow a rear yard setback of 20 feet in lieu of the required 50 feet; or in the alternative to permit a 50 ft. front yard setback in lieu of the required 75 ft. setback.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs

cc: Robert W. Cannon, Esq.
The Colonial Company
Douglas Kennedy
Protestants (23)
File

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

10480 LITTLE PATUXENT PARKWAY
SUITE 950
COLUMBIA, MARYLAND 21044-3506
1301 332-8600
TELECOPIERS
1301 332-8862
1301 332-8863

WRITER'S DIRECT DIAL NUMBER
(301) 332-8816

August 5, 1989

RECEIVED
AUG 7 1989

ZONING OFFICE

Honorable Ann M. Nastarowicz
Deputy Zoning Commissioner
of Baltimore County
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 89-366-A (Item No. 275)
Petitioner: The Colonial Company
Amended/Alternative Petition for Zoning Variance

Dear Commissioner Nastarowicz:

Carl Richards has advised me that the suggestions he made to the submission of the Amended/Alternative Petition and drawings with respect to the submission we made on July 12, 1989 have now been implemented. Because of the fact that I am going away on vacation on August 12th and will be away until August 28th, I was anxious to provide the clients with the hearing date for the rehearing in this matter.

I respectfully request that the rehearing date be set so that we will have knowledge of the rehearing date prior to my departure for vacation.

Thank you for your consideration of this request.

Very truly yours,

Robert W. Cannon
Robert W. Cannon

0081/djm

RECEIVED
AUG 7 1989

ZONING OFFICE

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

10480 LITTLE PATUXENT PARKWAY
SUITE 950
COLUMBIA, MARYLAND 21044-3506
1301 332-8600
TELECOPIERS
1301 332-8862
1301 332-8863

WRITER'S DIRECT DIAL NUMBER
(301) 332-8816

July 12, 1989

RECEIVED
JUL 13 1989

ZONING OFFICE

BY HAND DELIVERY

Hon. Ann M. Nastarowicz
Deputy Zoning Commissioner
of Baltimore County
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 89-366-A (Item No. 275)
Petitioner: The Colonial Company
Amended/Alternative Petition for Zoning Variance

Dear Commissioner Nastarowicz:

In accordance with my June 13, 1989 letter and your subsequent telephone conversation with Steve Hilsee of our office, by this letter I am submitting the following documents for your consideration in connection with the captioned matter:

1. Three (3) original Amended/Alternate Petition for Zoning Variance;

2. Ten (10) Amended/Alternate Plats to Accompany Petition for Zoning Variance (6515 Dogwood Road);

3. Three (3) copies of a description of the subject property;

4. Three (3) copies of an excerpt from the 1,000 scale zoning map identifying the subject property; and

5. Three (3) copies of an excerpt from the 200 scale zoning map identifying the subject property.

This will also confirm that I am simultaneously mailing a copy of this letter to each of the protestants who signed the attendance sheet at the original hearing.

Hon. Ann M. Nastarowicz
July 12, 1989
Page 2

WEINBERG AND GREEN

As indicated on the enclosed Plat, the alignment of the proposed one-story office and warehouse building has been changed to provide that the loading area will now be located at the rear of the building (away from Dogwood Road). We believe that this realignment will address certain concerns in connection with the proposed development.

In the event that a rehearing will be required, we are requesting that an expedited hearing date be established under the existing case number designation (Case No. 89-366-A). An expedited hearing would be appropriate for two reasons. First, the enclosed documents simply represent an amendment of a previously filed Petition which we anticipate will require minimal review. Second, the enclosed Amended/Alternate Petition for Zoning Variance indicates that a contract purchaser exists in connection with the subject property. The contract purchaser needs to resolve this zoning variance question (including expiration of the appeal period) no later than during the month of August (or early September) and an order is issued before Friday, September 22, 1989, the thirty day appeal period would expire on or before Monday, October 23, 1989. The time periods set forth in this example would allow the contract purchaser and the legal owner to comply with the terms of their contract.

I will call you in a few days after you have had an opportunity to review the enclosed information. Thank you in advance for your attention to this matter.

As always, please do not hesitate to call me (332-8816) or Steve Hilsee (332-8787) if you have any questions.

Very truly yours,

Robert W. Cannon
Robert W. Cannon

265/csg
Enclosures

Protestants in attendance at hearing:

Mr. Gerald F. Canfield
6442 Dogwood Road

Ms. Vivian Ryan
1909 Dogwood Road

Catherine Heuther and
David W. Heuther
6300 Dogwood Road

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

10480 LITTLE PATUXENT PARKWAY
SUITE 950
COLUMBIA, MARYLAND 21044-3506
1301 332-8600
TELECOPIERS
1301 332-8862
1301 332-8863

WRITER'S DIRECT DIAL NUMBER
(301) 332-8816

June 13, 1989

Hon. Ann M. Nastarowicz
Deputy Zoning Commissioner of
Baltimore County
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 89-366-A (Item No. 275)
Petitioner: The Colonial Company
Petition for Zoning Variance

Dear Commissioner Nastarowicz:

The Petitioner in the captioned matter has asked us to serve as legal counsel with regard to Petitioner's request for a zoning variance. By this letter, I am entering my appearance as counsel to Petitioner in connection with Case No. 89-366-A. Set forth below is my mailing address and phone number to supplement this file:

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201
(301) 332-8816

Although we have not had an opportunity to obtain all relevant documentation as of the date of this letter, it is my understanding that Petitioner requested a rear yard setback of 20 feet in lieu of the required 50 feet in an ML zone. It is also my understanding that a hearing on this matter has already been conducted, however, a formal Order has not yet been issued. We believe that certain discussions took place in connection with the hearing suggesting that it would be more appropriate for the Petitioner to request a front yard setback variance rather than the rear yard setback variance initially requested.

WEINBERG AND GREEN

Hon. Ann M. Nastarowicz
June 13, 1989
Page 2

The Petitioner contemplates submitting an amended Petition under Case No. 89-366-A requesting the appropriate front yard setback variance. We are in the process of making the necessary revisions to the Plat to Accompany Petition and the amended Petition itself. Accordingly, we are requesting that you withhold issuance of a final Opinion and Order in connection with the hearing which has already taken place pending submission of the amended Petition, Plat, and rehearing.

We plan to deliver the amended Petition together with copies of an amended Plat to Accompany Petition and other necessary documents sometime next week.

Thank you in advance for your patience and assistance in this matter. As always, please do not hesitate to call me (301-332-8816), or Steve Hilsee (301-332-8787) who is also familiar with this matter, if you have any questions or comments concerning the information set forth in this letter.

Very truly yours,

Robert W. Cannon
Robert W. Cannon

265/csg

cc: Mr. Charles A. Knott
Mr. Douglas L. Kennedy, P.E.
Steven C. Hilsee, Esquire

Protestants in attendance at hearing:

Mr. Gerald F. Canfield
6442 Dogwood Road

Ms. Vivian Ryan
1909 Woodlawn Drive

Catherine Heuther and
David W. Heuther
6300 Dogwood Road

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10 Date of Posting: 6-22-89
Posted for: Variance
Petitioner: The Colonial Company
Location of property: South of Dogwood Road 462.5' of the S.R. of Woodlawn Drive
Location of Sign: North side of Dogwood Road in front of subject property
Remarks: As per letter to Commissioner Date of return: 6-30-89
Number of Signs: 1

Paul Lee P.E.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
301 821-5341

July 25, 1989

Mr. Carl Richards
Planning and Zoning
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: #6515 Dogwood Road
J. O. #89078

Dear Carl:

As per your request, please find attached ten copies of the revised Site Plan for the above referenced project for your use.

Very truly yours,

George Lambros
George Lambros

GL:dl
Enclosures

WEST STAR CLASSIFIED

LET PLACE FOR NORTHWEST GOODS AND SERVICES

LEGAL NOTICE

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-366-A
S/S Dogwood Road, 450' E of the c/l f Woodlawn Drive
6515 Dogwood Drive
1st Election District - 2nd Councilmanic
Legal Owner(s): The Colonial Company
Contract Submitter(s): Anthony G. Ciliberti
HEARING SCHEDULED: TUESDAY, SEPTEMBER 26, 1989 at 2:00 p.m.

Variance: To allow a rear yard setback of 20 ft. in lieu of the required 50 ft. or in the alternative to permit a 50 ft. front yard setback in lieu of the required 75 ft. setback.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

I will call you in a few days after you have had an opportunity to review the enclosed information. Thank you in advance for your attention to this matter.

As always, please do not hesitate to call me (332-8816) or Steve Hilsee (332-8787) if you have any questions.

Very truly yours,

Robert W. Cannon
Robert W. Cannon

265/csg
Enclosures

Protestants in attendance at hearing:

Mr. Gerald F. Canfield
6442 Dogwood Road

Ms. Vivian Ryan
1909 Dogwood Road

Catherine Heuther and
David W. Heuther
6300 Dogwood Road

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT THE FOLLOWING PERSONS HAVE BEEN APPOINTED TO SERVE AS JUDGES AND LIAISON AT THE LOCATIONS STATED:

Paul Lee, P.E.
Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
301 821-5341

July 25, 1989

Mr. Carl Richards
Planning and Zoning
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: #6515 Dogwood Road
J. O. #89078

Dear Carl:

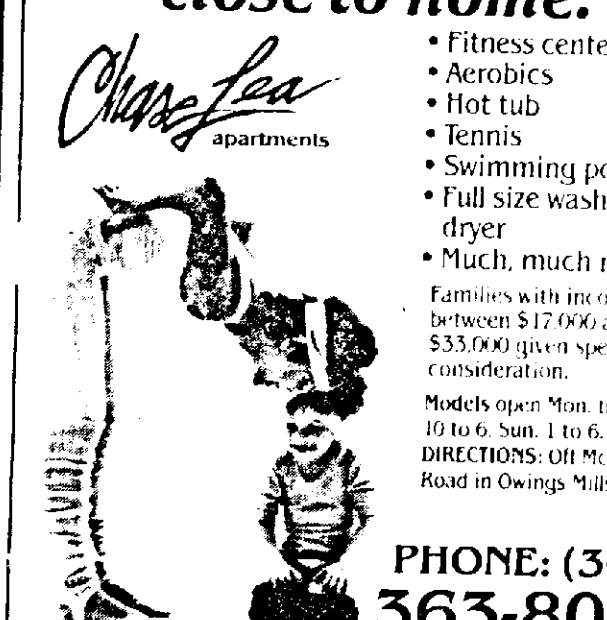
As per your request, please find attached ten copies of the revised Site Plan for the above referenced project for your use.

Very truly yours,

George Lambros
George Lambros

GL:dl
Enclosures

Get into shape close to home.



• Fitness center
• Aerobics
• Hot tub
• Tennis
• Swimming pool
• Full size washer and dryer
• Much, much more
Families with incomes between \$17,000 and \$35,000 (per year) are eligible for special consideration.
Months Open: May thru Sat.
10 to 6:00 Sun. 1 to 6:00
DIRECTIONS: Off McJannet Road in Owings Mills.
PHONE: (301) 363-8050
A Frammed Cove Co. Community

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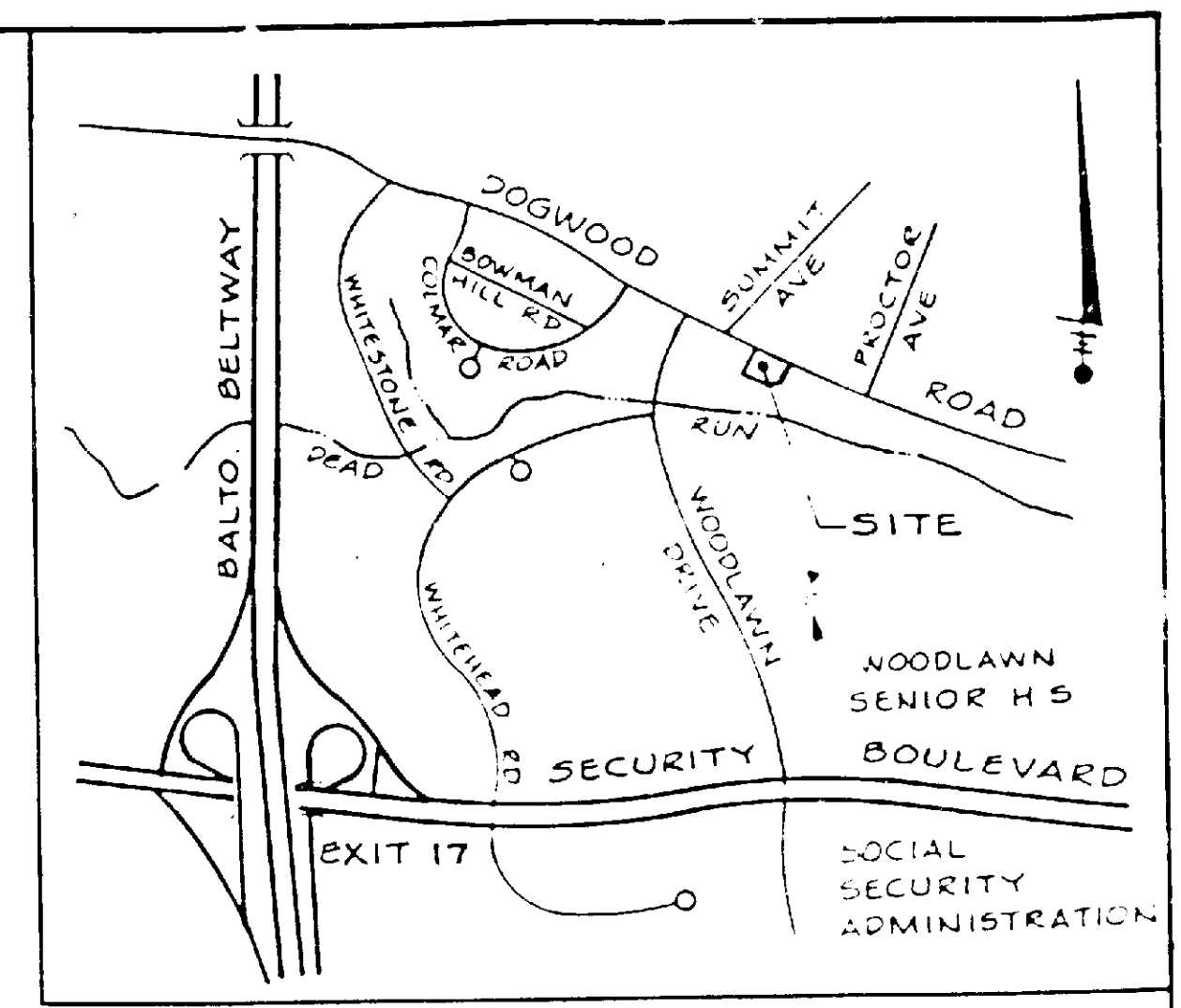
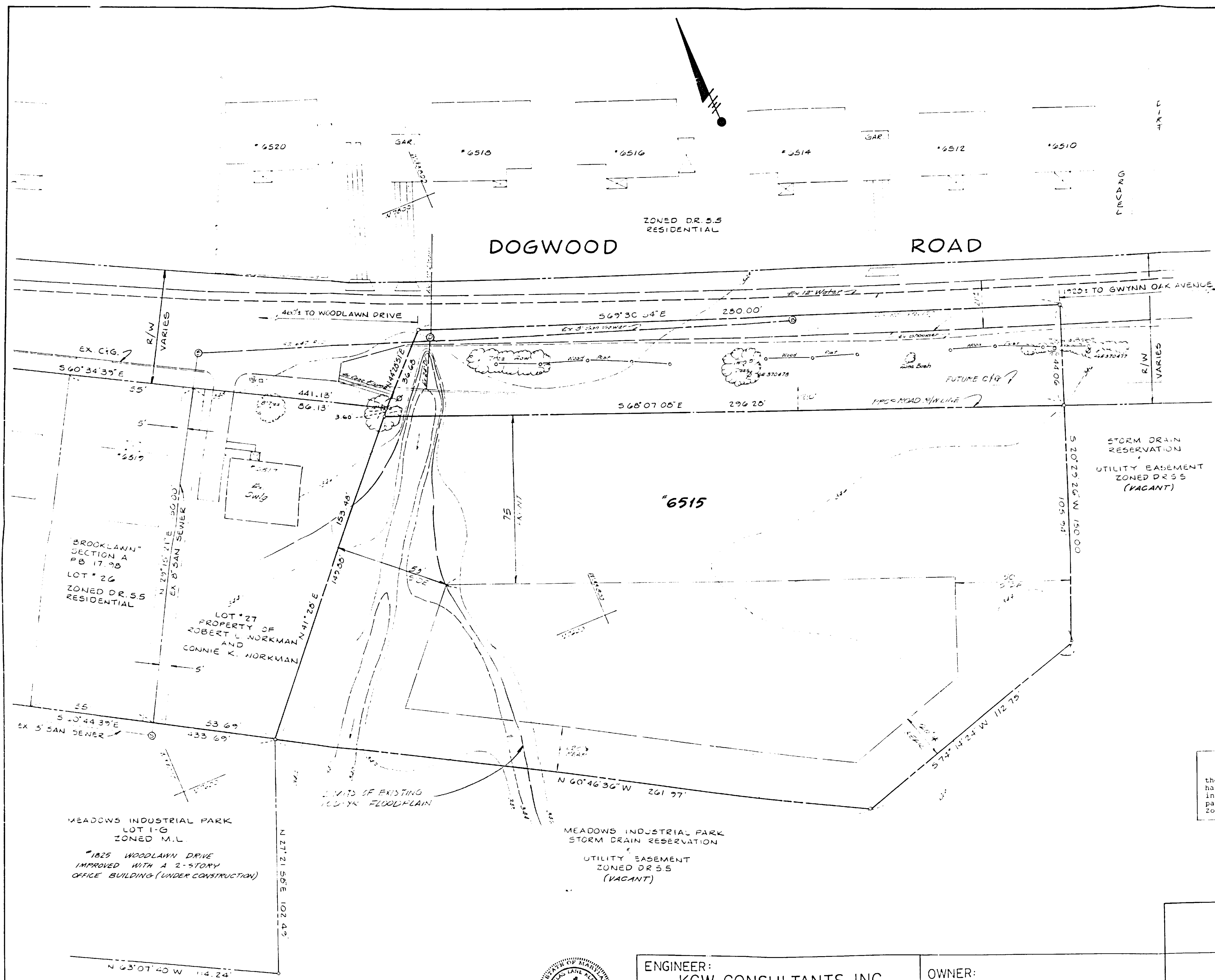
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LOCATION MAP
SCALE: 1"=100'

- GENERAL NOTES
1. Lot 2-G, Revised Plat of "Meadows Industrial Park" (Exhibit A-1) (February 29, 1988)
 2. Lot Area: 1.41 acres (gross)
0.26 acres (highway widening)
1.15 acres (net area)
 3. Election District: 1
 4. Councilmatic District: 2
 5. Census Tract: 5011.02
 6. Regional Planning District: 3238
 7. Watershed: Guyans Falls
 8. Subwatershed: Dead Run
 9. Existing Zoning: DR
 10. Existing Land Use: Unimproved
 11. Setbacks:
a. Located within foot of residential zone boundary (adjacent to Lot 27)
b. Front: 10' minimum building setback from street line (adjacent to Dogwood Road)
c. Side: 10' minimum building setback from property line (adjacent to Woodlawn Drive)
d. Rear: 10' minimum building setback from property line (adjacent to Brooklawn Drive)
12. Easements: Public by connection to existing "S" water line between Lot 26 and Lot 27
13. Water: Public by connection to existing "S" water line between Lot 26 and Lot 27
14. Property Address: 606 Baltimore Ave., Suite 401

NOTE:
Petitioner realizes that parking requirements are part of the request for the variance hearing, however, as a specific use has not been established, it is Petitioner's understanding and intention that use of the subject site will comply with the parking requirements of Section 409 of the Baltimore County Zoning Regulations.

Petitioner's Exhibit #1

* Variance requested from Baltimore County Zoning Regulations, Section 409 (b) (1) (i) to allow a rear yard setback of 20 feet in lieu of the required 10 feet.

PLAT TO ACCOMPANY
PETITION FOR VARIANCE

LOT 2-G
"MEADOWS INDUSTRIAL PARK"
1ST ELECTION DISTRICT, BALTIMORE COUNTY, MD.
SCALE: 1"=20'-0"
DATE: OCTOBER 20, 1988



ENGINEER:
KCW CONSULTANTS, INC.
CIVIL ENGINEERS—LAND SURVEYORS
1777 REISTERSTOWN ROAD
COMMERCE CENTRE, SUITE 175
BALTIMORE, MARYLAND 21208
(301) 484-0963

OWNER:
THE COLONIAL COMPANY
606 BALTIMORE AVE., SUITE 401
TOWSON, MARYLAND 21204
ATTN: CHARLES A. KNOTT, SR.
TELE: (301) 321-3905