IN THE MATTER OF

THE APPLICATION OF

GENSTAR STONE PRODUCTS COMPANY
FOR ZONING RECLASSIFICATION FROM
M.L.-I.M. TO B.M.-I.M. ON PROPERTY
LOCATED ON THE S/S GALLOWAY AVE, 697'
W OF YORK RD; ALSO N/S PADONIA RD,
E&W OF PROPOSED BEAVER DAM RD, OPP.
DEERECO ROAD (GENSTAR TEXAS QUARRY*
PARCELS 3A, 4A, 4B, 4C AND 4D)

8TH ELECTION DISTRICT
*
3RD COUNCILMANIC DISTRICT

BEFORE THE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

Case No. R-94-335 Cycle III, 1994

ORDER OF DISMISSAL OF PETITION

This case comes to the Board on a Petition for Reclassification filed by Robert A.

Hoffman, Esquire, on behalf of Genstar Stone Products Company, Petitioner, for zoning reclassification from M.L.-I.M. to B.M.-I.M. on property located on the Ss Galloway Avenue, 697' west of York Road; also N/s Padonia Road, E&W of proposed Beaver Dam Road, opposite Deereco Road (Genstar Texas Quarry – Parcels 3A, 4A, 4B, 4C and 4D), in the Eighth Election District of Baltimore County.

WHEREAS, Petitions for Reclassification pending on the Board's Continued Docket on the date of adoption of the Comprehensive Zoning Maps are considered to be moot; and

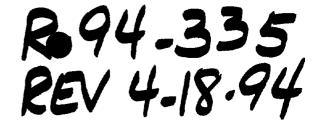
WHEREAS, no further action has been taken in this matter since a continuance was granted on October 19, 1994,

IT IS, THEREFORE, this _35 x day of _Schwarz, 2002, by the County Board of Appeals of Baltimore County

ORDERED that said Petition filed in Case No. R-94-335 be and the same is declared moot, and the Petition **DISMISSED**.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Charles L. Marks, Chairman



ZONING DESCRIPTION

Parcel 3-A

BEGINNING at a point on the south side of Galloway Avenue, 30 feet wide, at the distance of 697 feet measured westerly from the west right-of-way line of York Road, 66 feet wide. Thence the following courses and distances:

> South 06° 00' 06" West 160.55 feet, South 83° 59' 54" East 369.16 feet, South 15° 51' 08" East 242.88 feet, South 80° 12' 24" West 134.36 feet, South 18° 23' 03" East 383.00 feet, South 83° 50' 20" East 146.05 feet, South 18° 23' 03" East 112.53 feet, North 84° 00' 53" West 34.77 feet, North 41° 18' 13" West 9.05 feet, South 03° 29' 04" West 35.44 feet, North 88° 17' 01" West 72.17 feet, South 00° 41' 02" East 164.05 feet, North 84° 00' 53" West 631.15 feet, North 36° 07' 01" West 98.15 feet, North 87° 57' 12" West 392.50 feet, South 20° 53' 48" East 51.42 feet, North 84° 00' 53" West 254.15 feet to the east side of the Conrail Railroad right-of-way. thence along said right-of-way, North 27° 41' 15" West 555.50 feet to the southeast right-of-way line of an existing Baltimore Gas & Electric Company right-of-way, thence along said right-of-way. three courses, North 55° 14' 55" East 50.00 feet, North 67° 57' 29" East 537.00 feet, and North 65° 05' 21" East 320.00 feet, thence leaving said right-of-way, South 83° 59' 54" East 131.33 feet, North 06° 00' 06" East 147.77 feet to the said south side of Galloway Avenue, thence along said side, South 89° 59' 45" East 122.32 feet to the place of beginning.

CONTAINING 25.892 acres of land, more or less.

BEING part of Parcel Three of the Genstar Stone Products Company property, Eighth

Election District, Baltimore County, Maryland.

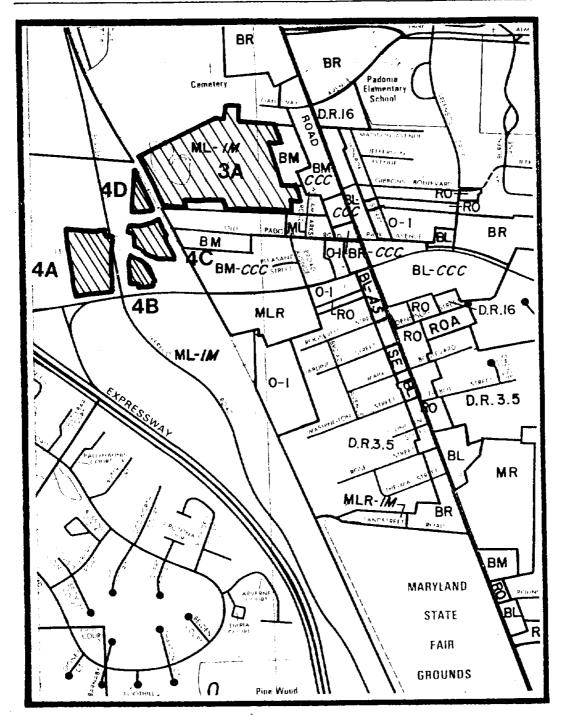
Registered Property Line Surveyor #67

LOCATIONS OF PROPERTIES UNDER PETITION YORK COUNTY, PA EXISTING ZONING CLASSIFICATIONS RESOURCE CONSERVATION - AGRICULTURE я.с.з RESOURCE CONSERVATION - DEFERRAL OF PLANNING AND DEVELOPMENT RC4 RC5 RESOURCE CONSERVATION - WATERSHED PROTECTION RESOURCE CONSERVATION - RURAL RESIDENTIAL RESOURCE CONSERVATION - CRITICAL AREA RESOURCE CONSERVATION - CRITICAL AREA AGRICULTURAL RC20RC50 RCC RESOURCE CONSERVATION - COMMERCIAL 1.7.0 S.R.0 O.T.1 DENSITY RESIDENTIAL, (1 DWELLING UNIT PER ACRE) O.R.2 DENSITY RESIDENTIAL, (2 DWELLING UNITS PER ACRE) O.R.3.5 DENSITY RESIDENTIAL, (3.5 DWELLING UNITS PER ARCE) D.R.S.S. DENSITY RESIDENTIAL, (S.5 DWELLING UNITS PER ACRE) D.R. 10.5 DENSITY RESIDENTIAL, (10.5 DWELLING UNITS PER ACRE) COUNTY D.R. 16 DENSITY RESIDENTIAL, (16 DENSITY UNITS PER ACAS) R.A.E.1 RESIDENTIAL, (40 DENSITY UNITS PER ACAS) RAEZ RESIDENTIAL, (80 DENSITY UNITS PER ACRE 6-0 RESIDENTIAL - OFFICE, (5.5 OWELLING UNITS PER ACRE) RESIDENTIAL - OFFICE, CLASS "A" OFFICE BUILDING OFFICE BUILDING OFFICE PARK G- 1 0.2 αŤ. OFFICE AND TECHNOLOGY 5.**E**. SERVICE EMPLOYMENT NORTHERN SECTOR RIMINI RUSINESS MARITIME MARINA BUSINESS MARITIME BUATYARO B.M.B. BUSINESS, LOCAL B.M. BUSINESS, MAJOR B.R. BUSINESS, AGADSIDE MR MANUFACTURING, RESTRICTED MANUFACTURING, LIGHT, RESTRICTED MLR HANUFACTURING, LIGHT ĸн MANUFACTURING, HEAVY б TA PEORO CENTRAL SECTOR WESTERN SECTOR BALTIMORE CITY EASTERN SECTOR 404.340 COLATA ANNE ARUNOEL COUNTY

SOURCE MATERIAL

Recommendations for the thirteen (13) petitions filed are based on the following:

- 1. Information compiled during the processing of the Comprehensive Zoning Maps adopted by the County Council on October 15, 1992.
- 2. Capital Budget and 5-Year Capital Program.
- 3. Zoning Plans Advisory Committee comments.
- 4. Discussions with other governmental agencies.
- 5. Field inspections of subject sites.
- 6. Baltimore County Master Plan



ITEM NUMBER 7
Location of Property Under Petition

Scale: 1"= 1000'

CASE NO. R-94-335

CYCLE III, ITEM 7

PETITIONER:

Genstar Stone Products Company

REQUESTED ACTION:

Reclassification to B.M.-I.M. (Business Major-Industrial Major)

EXISTING ZONING:

M.L.-I.M. (Manufacturing Light-Industrial Major)

LOCATION:

South side of Galloway Avenue, 700 feet west of York Road, also on the north side of Padonia Road, east and west of proposed Beaver Dam Road, and opposite Deerco Road.

AREA OF SITE:

 $38.37 \pm$

ZONING OF ADJACENT PROPERTY/USE:

South: M.L., B.M., M.L.-I.M. - residential, residential

office, office, auto storage lot, Old Padonia Road and

Padonia Road, retail opposite Padonia Road

East: M.L.-I.M., B.M. - residential, residential office, auto

dealership

West: M.L.-I.M. - BG&E electrical substation, other lands of

Genstar (quarry)

Bisecting site: MTA Central Light Rail and Conrail line,

Proposed Beaver Dam Road

SITE DESCRIPTION:

The site contains lands formerly quarried by Genstar and now available for redevelopment. It also includes lands which are (or were) used for employee recreation, an historic graveyard, and historic limekilns. Approximately one third of the site is wooded.

Goodwin Run and a tributary divide Parcels 4-B and 4-C. The site is very irregularly shaped and is further divided into parcels defined by the rail line, the proposed Beaver Dam Road Extension and Proposed Road "A". Parcels 4-A, 4-B and 4-D will have frontage on an existing road, Padonia Road, of approximately 340 feet.

PROPERTIES IN THE VICINITY:

York Road and Padonia Road are designated arterials, and are developed with a variety of predominately retail uses. South of Padonia Road's strip commercial is a large office and industrial area. Old Padonia Road between York Road and the MTA Light Rail line is a mixture of primarily residential office and office uses. Galloway Avenue to the north is a mixture of residential and residential office. To the west, along Padonia Road, beyond the BG&E electrical substation, are additional Genstar facilities. To the northwest are the vast acreages of Genstar's quarry operations.

WATER AND SEWERAGE:

The area is served by public water and sewer, and is designated as W-1, S-1 (existing service area) according to the <u>Master</u> Water and Sewer Plan.

TRAFFIC AND ROADS:

The 1989-2000 Baltimore County Master Plan identifies Beaver Dam Road, from Beaver Court to Padonia Road as a programmed transportation project. This transportation improvement is fully funded in the Baltimore County Capital Improvement Program (CIP) under project 05.280. Construction on phase IIA, from Warren Road Extended to Industry Lane, will begin this month. The project should be opened to service by December 1994. Construction of phase IIB, from Industry Lane to Padonia Road, is expected to start in the Spring of 1995. The project should be opened to service in the Fall of 1996.

A project planning study to reconstruct the Padonia Road/I-83 Interchange was in the State Highway Administration's (SHA) Development and Evaluation Program of the FY 93 Consolidated Transportation Program (CTP). The project would improve the capacity and safety of the interchange. The study was put on hold in May of 1993 to reevaluate the traffic volumes and accident data associated with the opening of the Warren Road/I-83 Interchange. Several minor improvements have been suggested for analysis in the short term until the planning study resumes. This property has direct access to Padonia Road which is classified as a minor arterial.

ZONING HISTORY:

The zoning on this property has not changed since 1976.

MASTER PLAN/COMMUNITY PLANS:

The Master Plan addresses the expansion of commercial zoning along highways, stating: "It has been a consistent policy since the mid 1970s to try to curtail the expansion of "strip"

commercial zoning along major highways, and to direct the demand into the older business centers." This keeps new additional commercial uses from draining the vitality of existing areas and redirects private economic resources back into the older establishments and fosters productive redevelopment and revitalization (p. 20). This concept is pertinent to this zoning request, because it is a very large expansion of the commercial zoning along York and Padonia Roads. It is very likely that rezoning for commercial use will have a negative impact on the older commercial centers, many of which would be benefitted by revitalization.

The Hunt Valley/Timonium Redevelopment Study (HV/T), adopted by Planning Board April 15, 1993, cannot be used to justify the rezoning of the site to business zoning. While the plan identifies the area as having potential for mixed use development of an employment/retail nature, it also clearly earmarks it for a future site-specific study (p. VII-4). The zoning guidelines state that for the Old-Padonia-Church Lane area, of which this site is a part: "limit changes to existing zoning until a local area plan is completed" (p. IX-10).

The purpose of the local area study is to examine the development potential of the area in greater detail, taking into account site-specific development constraints and opportunities. The local area plan will direct future development in accordance with the goals of the HV/T plan, which include protecting and enhancing the area as an important employment area in the County, and supporting light rail use.

Also, the HV/T plan discusses concerns about the completion of the Beaver Dam Road Extension, which will result in a north-south road corridor spanning the HV/T area from Shawan Road to the end of Greenspring Road, paralleling York Road. This corridor will (and apparently already has) experienced pressures for retail development which could lead to a replication of the York Road land use pattern. The mission of the HV/T plan is to protect and enhance the HV/T area as an important employment area of Baltimore County, paramount to achieving this mission is the maintenance of the McCormick/Beaver Dam Road corridor as an industrial service Allowing retail uses along the corridor will produce unwanted congestion, and interfere with its function of transporting goods and employees through the area. The plan states, "Beaver Dam and McCormick Roads should be designated arterial streets, and the surrounding land uses remain zoned M.L.-I.M." (p. V-37).

PROPOSED VS. EXISTING ZONING:

Section 233.1 outlines the provisions of the B.M. zone. The B.M. zone permits a wide range of uses in addition to those permitted in the B.L. zone. Density is regulated by a floor

area ratio of 4.0. density if realistically limited by parking requirements, as well as economic and environmental constraints. Building height is limited by the height tent regulations. Setbacks include front yards not less than 15 feet from the property line and not less than 40 feet from the centerline of any street. (See Section 303.2 for front yard average).

No side yard setback is required on interior lots, except in cases where the lot abuts a lot in a residential zone. The side yard may be no less than the setback required for a dwelling or the abutting lot - a 10 foot setback is required when a lot abuts a corner lot. No rear setback is required, except where a rear lot line abuts a lot in a residential zone.

Regulations for the M.L. zone are found in Section 253 of the Baltimore County Zoning Regulations. The M.L. zone permits a number of light manufacturing uses by right. The zone also allows auxiliary retail or service uses or semi-industrial uses, provided the use is located in a planned district, however, such uses are not permitted in cases where direct access to an arterial street exists. The M.L. zone also permits several uses by Special Exception. The I.M. district regulations are found in Section 259.2H.

OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

Based upon the information provided and analysis conducted, staff recommends that the applicant's request be denied for the reasons as follows:

In light of the desire to maintain the Beaver Dam Road corridor for industrial use, to plan the land uses in the area in greater detail in order to foster employment growth and light rail use, and to direct demand for commercial development back into the older commercial areas, the zoning request cannot be supported.

It is also important to note, however, that the applicant's site has been delineated as an area which may be suitable for development under the newly approved Commercial Planned Unit Development (PUD legislation. The Commercial Planned Unit Development law, which was approved by the County Council on May 2, 1994, will provide for redevelopment opportunities by providing additional development flexibility in order to increase employment and revenue opportunities and improve site design while recognizing the need to protect adjacent residential communities. Therefore, in the instant case, the site could be redeveloped without necessitating a zoning change.

INTER-AGENCY COMMENTS

Baltimore County Public Schools

Dr. Stuart Berger, Superintendent

Towson, Maryland

Office of Pupil Assignments
Educational Support Services Building
6901 N. Charles Street
Towson, Maryland 21204

June 1, 1994

Mr. Jeffrey Long Community Planner Office of Planning & Zoning Mail Stop 1108

RE: Zoning Reclassification Cycle III

April, 1994 - October, 1994

Dear Jeff:

Thank you for taking time out of your busy schedule to meet with me to discuss the Cyclical Zoning Reclassification Process. The vast majority of these petitions are non-residential and, therefore, will have no impact on Baltimore County Public Schools.

Those petitions involving increases in residential zoning and the subsequent affect on our school system are summarized below:

Item 5 - Case No. R-94-333

Existing Zoning - M.L. & M.L.R. (8th Election District)

Proposed Zoning - D.R.-5.5

Zoning would allow 621.5 mixed housing units. Since I do not have the housing type breakdown, I developed a student yield based on 310 single family units and 311 townhouse units.

This property is located in the Sparks Elementary, Hereford Middle and Hereford High School Districts.

310 S.F. x .319 = 99 311 T.H. x .192 = $\underline{60}$ 159 Elementary Students

Page 2

310 S.F. x .155 = 48
311 T.H. x .055 =
$$\frac{17}{65}$$
 Middle Students

310 S.F.
$$\times$$
 .146 = 45
311 T.H. \times .090 = 28
73 High Students

A total yield of 297 students

Item 13 - Case No. R-94-341

Existing Zoning - D.R.-1 & M.L.-I.M. & M.H.-I.M. (15th Election district)

Proposed Zoning - D.R.-3.5

Zoning would allow 180.8 single family homes.

181 S.F. x .236 = 43 Elementary Students
181 S.F. x .071 = 13 Middle Students
181 S.F. x .107 = 19 High Students
75 Total Yield

If you have any questions, please do not hesitate to contact me at 887-4215.

Sincerely,

Barbara Pickelsimer, Field Representative

Office of Pupil Assignments

рp

ZONING DESCRIPTION

Parcel 4-A

BEGINNING at the intersection of the north side of Padonia Road and the west side of the proposed location of Beaver Dam Road and running thence along said Padonia Road,

South 42° 17' 01" West 53.12 feet, South 81° 33' 08" West 209.74 feet, and South 79° 59' 54" West 88.73 feet, thence leaving said Padonia Road and running North 03° 28' 19" West 788.64 feet, and South 83° 46' 29" East 432.79 feet to the said west side of the proposed location of Beaver Dam Road, thence along said west side, South 14° 12' 12" West 15.21 feet, South 75° 47' 48" East 32.00 feet, South 14° 11' 58" West 181.42 feet, South 17° 03' 57" West 61.43 feet, By a curve to the left with a radius of 684.72 feet and an arc length of 189.18 feet, By another curve to the left with a radius of 1001.93 feet and an arc length of 122.10 feet, South 05° 44' 50" East 83.54 feet, and South 01° 27' 48' East 6.31 feet to the place of beginning.

CONTAINING 6.252 acres of land, more or less.

BEING Parcel 4-A of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

George T./Keller

Registered Property Line Surveyor #67

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 9, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting for Zoning Reclassification Cycle III April 1994 - October 1994

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Items 7, 8, 9, 10, and 14.

Item 1 - This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Rd., Md. Rte. 140.

Item 2 - This site, if rezoned, is subject the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development, and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Road, Md. Rte. 140. Also, update existing road and right-of-way width of Pleasant Ridge Dr.

Item 3 - This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development.

Item 4 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for industrial development.

Item 5 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.

Item 6 - This site is subject to Maryland State Highway Administration Standards for all improvements fronting on York Road, Md. Rte. 45, along with Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development. Access to Warren Road may be a limited access.

Zoning Reclassification Cycle III April 1994 - October 1994 Page 2

Item 11 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 12 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 13 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.

Item 15 - This site is located adjacent to tidewater. The property owner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor, including basements, of a residential and/or commercial development.

RWB:sw

Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21204-5500

(301) 887-4500

DATE: 04/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION:

Item No.:

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: R-94-329 THRU R-94-343.



ZADM

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, M3-1102F

co: File

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

May 18, 1994

T0:

Mr. Arnold Jablon, Director Zoning Administration and Development Management

FROM:

J. Lawrence Pilson Development Coordinator, DEPRM

SUBJECT:

Zoning Item #R-94-335 - Genstar Texas Parcels 3 & 4 Zoning Advisory Committee Meeting of April 25, 1994

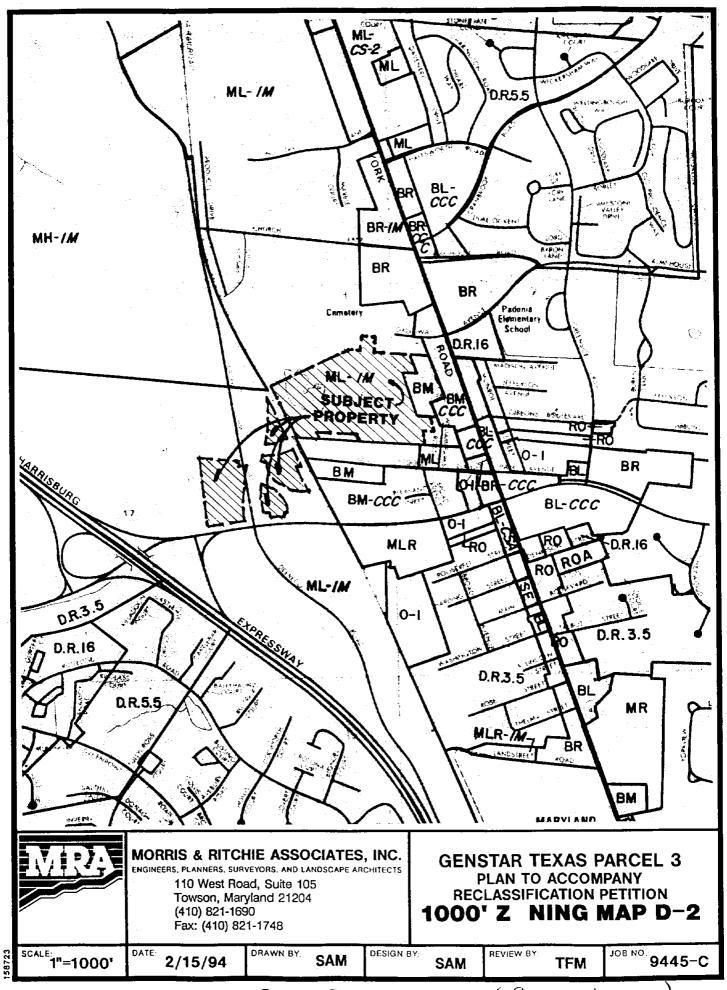
The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

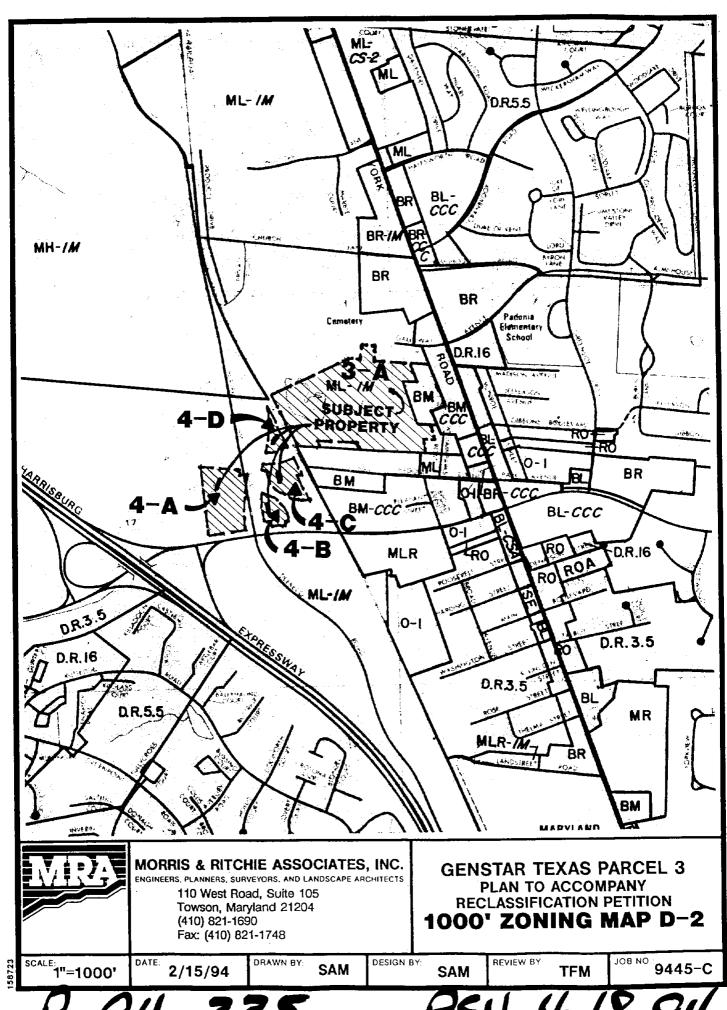
Development of the property must comply with the Baltimore County Forest Conservation Regulations.

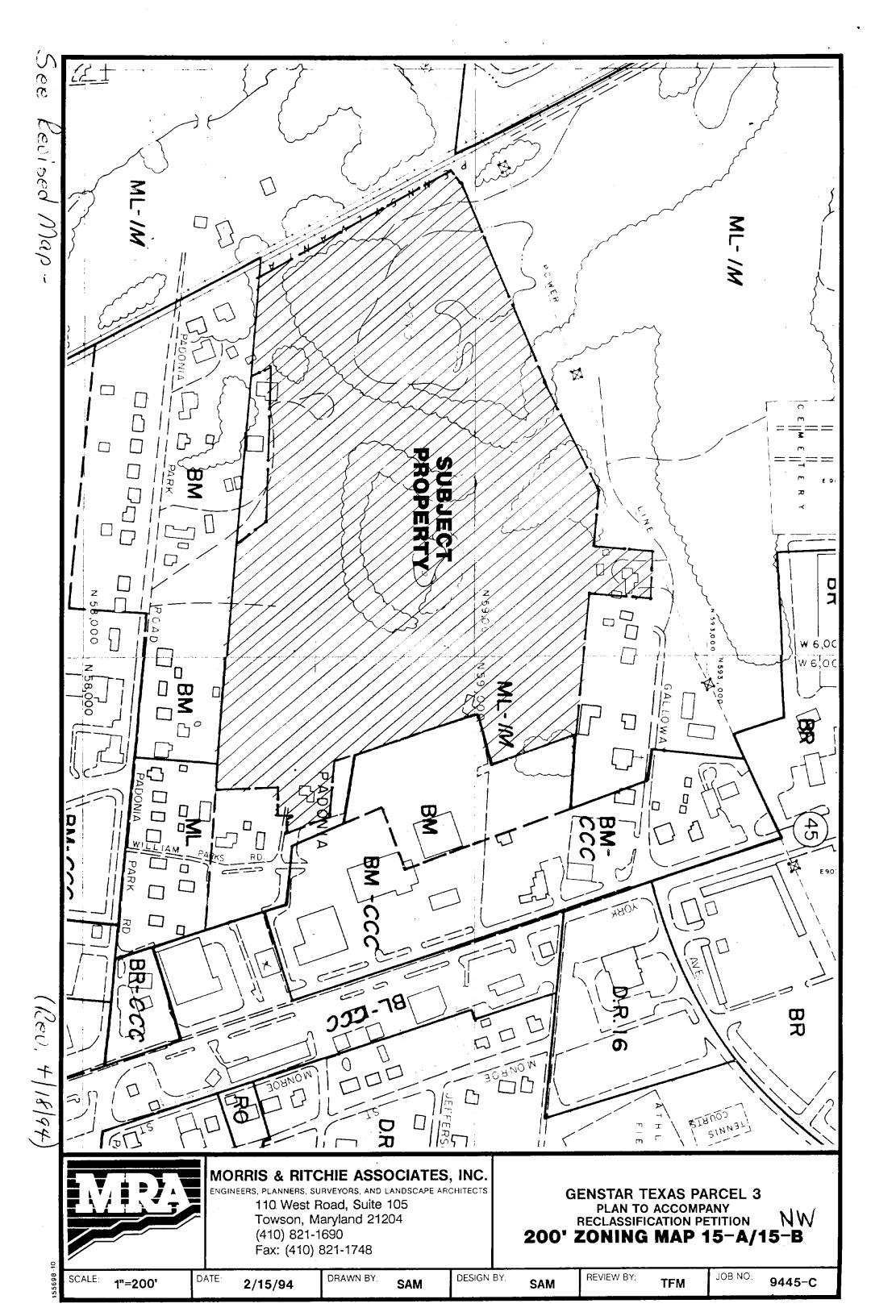
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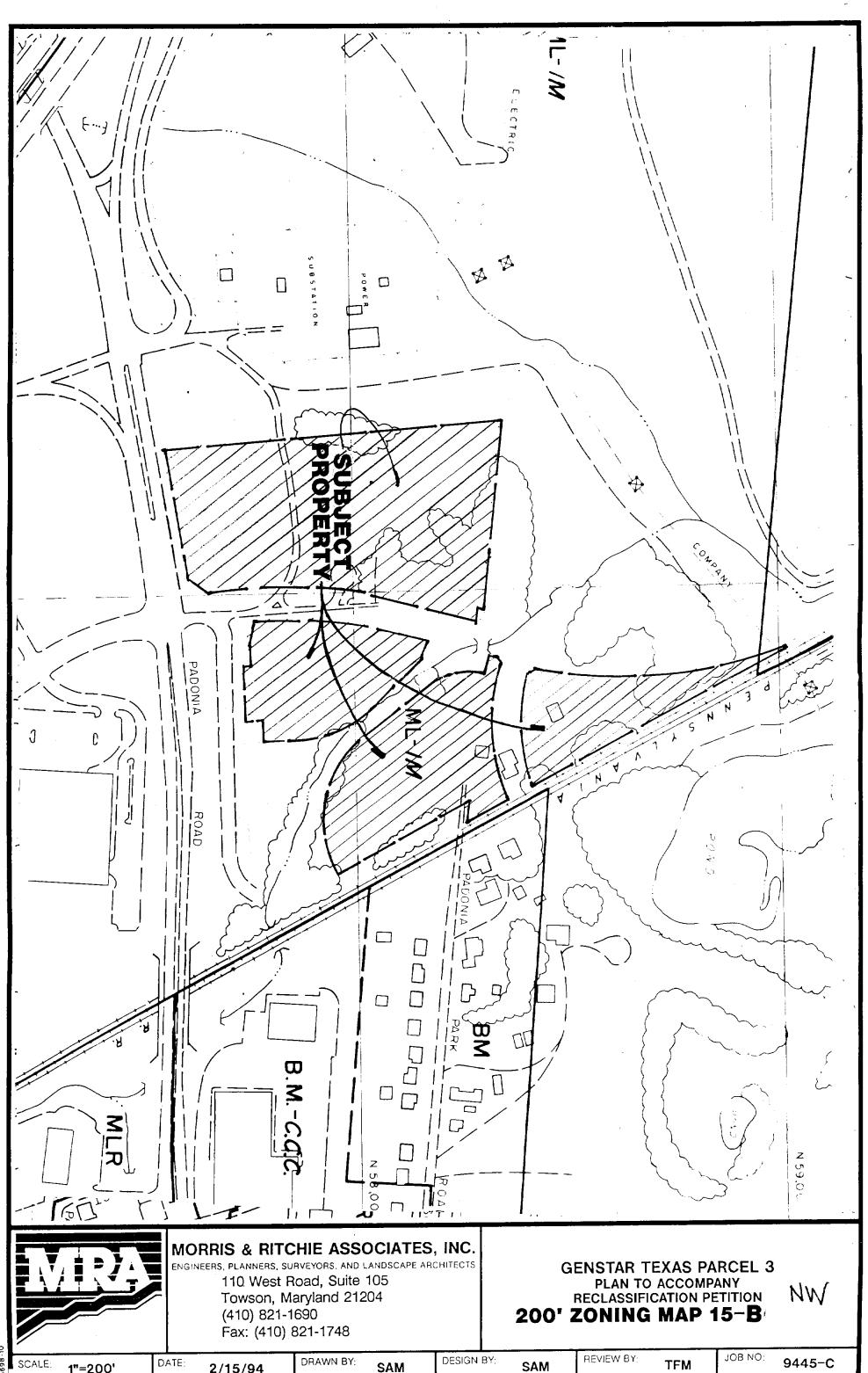
GENSTAR/DEPRM/TXTSBP



See Revised Map (Rev. 4/18/94)







1"=200'

DATE:

2/15/94

SAM

TFM

9445-C

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ROOM 49 OLD COURTHOUSE JOWSON, MARYLAND 21204

Return Service Requested

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SELVEN SERVICE EERSTEED CHANNIC CHANNIC

BJJAV TNUH **BTH FLOOR** EXECUTIVE PLAZA GENSTAR STONE PRODUCTS CO **TECHNICAL SERVICES** JOHN H GEASE DIRECTOR OF

County Lours to else of Louring gland of the County of the

John B. Howard, Esquire Towson, MD 21204 Towson, MD 21204

ZONING DESCRIPTION

Parcel 4-B

BEGINNING at the intersection of the north side of Old Padonia Road and the east side of the proposed location of Beaver Dam Road, thence along said Beaver Dam Road,

By a curve to the right with a radius of 919.93 feet and an arc length of 301.32 feet, and North 14° 12' 12" East 108.25 feet, and South 86° 45' 05" East 37.21 feet, thence leaving said Beaver Dam Road, South 44° 00' 00" East 189.89 feet, By a curve to the right with a radius of 209.00 feet and an arc length of 157.15 feet, and South 00° 55' 05" East 110.08 feet to the said north side of Old Padonia Road, thence along said Old Padonia Road, South 89° 04' 55" West 50.01 feet, South 00° 55' 05" East 38.00 feet, South 89° 04' 55" West 133.93 feet, North 02° 05' 38" East 17.40 feet, North 87° 54' 22" West 50.00 feet, and North 80° 06' 08" West 49.31 feet to the place of beginning.

CONTAINING 2.092 acres of land, more or less.

BEING Parcel 4-B of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

George T. Keller

Registered Property Line Surveyor #67

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TOWSON, MARYLAND 21204

Towson, MD 21204 Yebert A. Hoffman, Esquire Towson, MD 21204

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John H. Gease, Director of Genstar Stone Products Company Executive Plaza, 6th Floor Hunt Valley, MD 21030

Lounty Board of Appeals of Baltimore County Room 49 old courthouse Towson, Maryland 21204

Norris & Ritchie Associates, Inc. 110 West Road, Suite 105 Towson, MD 21204

ZONING DESCRIPTION

Parcel 4-C

BEGINNING at the intersection of the north side of Old Padonia Road, 30 feet wide, and the west side of Conrail Railroad right-of-way, 66 feet wide, thence along the north and west side of said Old Padonia Road,

North 84° 51' 39" West 55.81 feet, and South 27° 41' 32" East 343.82 feet, thence leaving said Old Padonia Road, South 70° 10' 00" West 89.15 feet, By a curve to the right with a radius of 120.00 feet and an arc length of 108.73 feet, North 57° 55' 00" West 110.00 feet, By a curve to the right with a radius of 270.00 feet and an arc length of 104.46 feet, North 35° 45' 00" West 145.00 feet, and By a curve to the right with a radius of 150.00 feet and an arc length of 130.78 feet to the east side of the proposed location of Beaver Dam Road, thence along said Beaver Dam Road, North 75° 47" 48" West 36.53 feet, North 14° 12' 12" East 20.33 feet, and North 59° 12' 12' East 21.21 feet to the south side of proposed Road "A", thence along said Road "A", South 75° 47' 48" East 71.55 feet, and By a curve to the left with a radius of 351.28 feet and an arc length of 256.83 feet to the said west side of the Conrail Railroad right-of-way, thence along the right-ofway, South 27° 41' 15" East 118.07 feet to the place of beginning.

CONTAINING 2.784 acres of land, more or less.

BEING Parcel 4-C of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

George T. Keller

Registered Property Line Surveyor #67

ZONING DESCRIPTION

Parcel 4-D

BEGINNING at the intersection of the west side of Conrail Railroad right-of-way and the southeast right-of-way line of an existing Baltimore Gas & Electric Company right-of-way, thence along said railroad right-of-way,

South 27° 41' 15" East 578.36 feet to the north side of proposed Road "A", thence binding on said Road "A", By a curve to the right with a radius of 291.28 feet and an arc length of 212.96 feet, and North 75° 47' 48" West 71.55 feet, and North 30° 47' 48" West 21.21 feet to the east side of the proposed location of Beaver Dam Road, thence along said road, By a curve to the left with a radius of 989.93 feet and an arc length of 492.84 feet to the said southeast right-of-way line of Baltimore Gas & Electric Company right-of-way, thence along said right-of-way, South 55° 14' 38" East 22.88 feet to the place of beginning.

CONTAINING 1.711 acres of land, more or less.

BEING Parcel 4-D of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

Corres T Waller

Registered\Property Line Surveyor #67

BALTIMORE COUNTY, MARYLAND

ICE OF FINANCE · REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE 6/14/94 ACCOUNT

AMOUNT 5

FOR: VALIDATION OR SIGNATURE OF CASHIER

VICTOR OF COUNTY OF CASHIER

VICTOR OF CASHIE

BALTIMORE COL	INTY, MARYLAND E-REVENUE DIVISION CASH RECEIPT	±15	No. 139900
DATE 3 / -7			
CYCLE III	#7	•	
	335 AMOUNT		
FROM: 024	Angston	a de la companya de l	
# 080 FOR:	y in the		
141	and the second s		in the sale to
AUTION WHITE - CASHER PINK - AGENCY	VALIDATION OR SIGN		SHIER

Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

JULY 26, 1994

Genstar Stone Products Company c/o Robert A. Hoffman, Esq. 210 Allegheny Avenue Towson, Maryland 21204

Re: Case Number: R-94-335

Genstar Texas Quarry, Parcels 3A, 4A, 4C, and 4D S/S Galloway Avenue, 697' W of York Road; also N/S Padonia Road

E & W of proposed Beaver Dam Road, opposite Deerco Road

Dear Mr. Hoffman:

Attached you will find a copy of the memorandum originally forwarded to you on May 24, 1994. As noted thereon, payment 2 (your client's share of the \$4,313.40 cost of the full page ads) is now due.

Please immediately forward the following to this office:

A check made payable to Patuxent Publishing in the amount of \$331.80.

Non-payment of fees will hold your case in abeyance. If you have any questions regarding this letter, you may contact Ms. Gwen Stephens at 887-3391.

Very truly yours,

ARNOLD JABLON DIRECTOR

AJ:ggs

Per Gwen Stephens - ZADM

ALL ADVERTISING PAID FOR

CYCLE III RECLASS PETITIONS

MEMORANDUM

TO: RECLASSIFICATION PETITIONERS, ATTORNEY, AND/OR REPRESENTATIVES

FROM: ZONING ADMINISTARTION AND DEVELOPMENT MANAGEMENT 111 W. Chesapeake Avenue, Towson, Maryland 21204

RE:: PAYMENT OF POSTING AND ADVERTISING FEES - RECLASSIFICATIONS

As you are aware, all government entities should Endeavor to cut dollor out-put, misuse of labor and the proliferation of paperwork.

In the past, mandated newspaper advertising of Zoning actions was billed to Baltimore County. The processing of these ads and their subsequent bills touched several county agencies. Although, we will continue to place ads for the petitioner, in the majority of cases, Baltimore County will no longer act as a middle-man with regard to the newspaper billing.

An individual ad for your petition will run approximately one month before the scheduled hearing date. Billing for the indvidual ad, due upon receipt, will come from and should be remitted directly to the newspaper.

Cycle Reclassification Petitions are required to be heavily advertised and are now the only instance when we must again act as middle-man. The initial full-page ads, containing the particulars of all the petitions in this Cycle, will run in the July 7, 1994 and July 14, 1994 issues of the Jeffersonian.

Patuxent Publishing will bill the County an estimated \$4,600.00 for these full-page ads. This cost is charged back to the petitioners, equally divided among them. When you receive this bill from us, we ask that you immediately mail your check back to us. However, the check's payee should read Patuxent Publishing Company. In this manner, you help lower the County's cost by reducing or eliminating the purchasing, budget, and/or finance departments' involvement. Costs are also lowered as no funds will come out of the County budget to pay the advertising costs.

Briefly, your payments will be as follows:

- 1) Posting charges of \$35.00, now due. Please make check payable to "Baltimore County" and mail to Zoning Administration & Development Management.
- 2) Your share of the full page ads. Our office will forward billing to you in late July. Upon receipt, please make your check payable to "Patuxent Publishing" and mail it to Zoning Administration and Development Management.
- 3) Advertising cost for your individual ad, which will run approximately 3 to 4 weeks before your hearing. Billing for this will come directly from Patuxent Publishing and your check should be made payable to and mailed directly to Patuxent.

If you have any questions concerning this matter, please contact Gwendolyn Stephens at 887-3391.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

MAY 24, 1994

NOTICE OF HEARING

CASE NUMBER: R-94-335

(Genstar Texas Quarry - Parcels 3A, 4A, 4B, 4C, and 4D)
S/S Galloway Avenue, 697' W of York Road; also N/S Padonia Road,
E & W of proposed Beaver Dam Road, opposite Deerco Road
8th Election District - 4th Councilmanic
Legal Owner(s): Genstar Stone Products Company

Petition to reclassify the property's zoning from M.L.-I.M. to B.M.-I.M.

HEARING:

Wednesday, October 19, 1994 at 10:00 a.m.

LOCATION:

COUNTY COURTHOUSE, ROOM 48 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204

TO CONTINUE ON RECORD

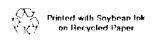
WILLIAM T. HACKETT, CHAIRMAN

COUNTY BOARD OF APPEALS

cc: Genstar Stone Products Company

John B. Howard, Esq. and Robert A. Hoffman, Esq.

OPPORTUGING A ALPA**GC** CRANENCIA





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

February 25, 2002

Robert A. Hoffman, Esquire VENABLE, BAETJER & HOWARD, LLP 210 Allegheny Avenue Towson, MD 21204

RE: In the Matter of: Genstar Stone Products Co /Texas Quarry Case No. R-94-335 / Order of Dismissal of Petition

Dear Mr. Hoffman:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the

Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco Administrator

Enclosure

c: John H. Gease, Director of
Technical Services /Genstar
Morris & Ritchie Assoc., Inc.
Robert J. Haines, Esquire
/Board of Ed. /MS 1102-J
People's Counsel for Baltimore County
Pat Keller, Planning Director
Jeffrey Long /Planning
Lawrence E. Schmidt /Zoning Commissioner
W. Carl Richards /PDM
Arnold Jablon, Director /PDM



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

August 31, 1994

Robert A. Hoffman, Esquire VENABLE, BAETJER & HOWARD 210 Allegheny Avenue Towson, MD 21204

RE: Case No. R-94-335
Genstar Stone Products Company
(Texas Quarry)

Dear Mr. Hoffman:

Pursuant to your letter of August 26th regarding the subject matter, the Board has noted both its file and docket that, on October 19, 1994 at 10:00 a.m., it is your intention to appear and request a continuance on the record for the purpose of amending to a documented site plan.

Accordingly, no testimony or evidence will be received on the merits of the Petition for Reclassification on October 19th, but rather the matter opened and continued, to be scheduled for an early morning hearing at a later date for submittal of a Documented Site Plan.

Should you have any questions, please call me at 887-3180.

Very truly yours,

Kathleen C. Weidenhammer Administrative Assistant

Morris & Ritchie Assoc., Inc.
James Earl Kraft
People's Counsel for Baltimore County
Pat Keller
Jeffrey Long
Lawrence E. Schmidt
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

BALTIMORE, MD WASHINGTON, D.C. MCLEAN, VA ROCKVILLE, MD

210 ALLEGHENY AVENUE P.O. BOX 5517 TOWSON, MARYLAND 21285-5517 (410) 494-6200 FAX (410) 821-0147

RICHARD M. VENABLE (1839-1910) EDWIN G. BAETJER (1868-1945) CHARLES MCH. HOWARD (1870-1942)

WRITER'S DIRECT NUMBER IS

(410) 494-6262

ROBERT A. HOFFMAN

August 26, 1994

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

- Cycle Zoning Reclassification Case No. R-94-335

- Legal Owner - Genstar Stone Products Company

- Property known Parcels 3-A, 4-A, 4-B, 4-C and 4-D

of the Texas Quarry

- NW/S Intersection of York Road and Old Padonia Road

Dear Mr. Hackett:

On behalf of our client, Genstar Stone Products Company, the Petitioner in the above-referenced zoning reclassification request, we are writing to request a continuance for the hearing scheduled for Wednesday, October 19, 1994 at 10:00 a.m. before the Board of Appeals.

The purpose of this request is to provide our client with some additional time to complete a Documented Site Plan which we had anticipated filing at the October 19th hearing. Accordingly, we respectfully request that a continuance be granted and that a hearing date prior to the end of the year be rescheduled at your convenience.

Sincerely,

Robert A. Hoffman

GPW\dok

John H. Gease cc: Gwen Stephens

Peter Max Zimmerman, Esq.

HACKET14.GPW

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW

BALTIMORE, MD WASHINGTON, D.C. MCLEAN, VA ROCKVILLE, MD A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(410) 494-6200
FAX (410) 821-0147

RICHARD M. VENABLE (1839-1910) EDWIN G. BAETJER (1868-1945) CHARLES MCH. HOWARD (1870-1942)

ROBERT A. HOFFMAN

WRITER'S DIRECT NUMBER IS

(410) 494-6203

February 24, 1994

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

Re: - Cycle Zoning Reclassification Request

- Legal Owner - Genstar Stone Products Company

- Property known Parcels 3 and 4 of the Texas Quarry NW/S Intersection of York Road and Old Padonia Road

Dear Mr. Hackett:

This firm represents Genstar Stone Products Company ("Genstar"), the Petitioner in the above-referenced zoning reclassification request for property located on the northwest side of the intersection of York Road and Old Padonia Road in Cockeysville, Maryland. The subject property, which comprises approximately 40 acres, is presently zoned ML-IM. The Petitioner is requesting BM-IM zoning in accordance with the enclosed open site plan.

Pursuant to Section 2-356(b) of the County Code, the purpose of this letter is to set forth the reasons why the requested reclassification should be granted. As can be seen most clearly on the accompanying portion of the 200' Scale Zoning Map, the subject property is situated adjacent to BM zoning on both its eastern and southern boundaries. The Petitioner believes the subject site relates more consistently to these commercial uses than any industrial use. This belief is substantiated by the Hunt Valley/Timonium Redevelopment Study which clearly designates the property within the potential development/redevelopment area due to its proximity to the light rail system. With regard to the

See Revised Letter (Rev. 4/18/94)

William T. Hackett, Chairman February 24, 1994 Page 2

redevelopment area, the study calls for the "support [of] zoning changes... which will foster growth in employment, business and employee services and amenities and/or light rail usage...." More specifically, the map designating development/redevelopment areas within the Study (Map 15) shows the subject site as an area with employment or retail development potential.

Based upon its proximity to both the Light Rail, surrounding commercial uses and the existing character of the area as a commercial corridor, it is apparent that the retention of industrial zoning on the subject property was an error. In addition, because the Hunt Valley/Timonium Redevelopment Study was not completed at the time of the 1992 comprehensive rezoning, the County Council was unable to consider its findings and recommendations with regard to the subject area.

For these reasons and for such further justification as may be presented at the hearing, it is respectfully submitted that the subject property should be reclassified from ML-IM to BM-IM.

Sincerely,

Robert A / Hoffman

DOK\gpw enclosures

cc: Mr. John H. Gease

HACKETT8.GPW

R-94-335
VENABLE, BAETJER AND HOWARD REV 4/18/94
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

BALTIMORE, MD WASHINGTON, D.C. MCLEAN, VA ROCKVILLE, MD

RICHARD M. VENABLE (1839-1910) EDWIN G. BAETJER (1868-1945) CHARLES MCH. HOWARD (1870-1942) RSAIP INCEDDING PROFESSIONAL CORPORATIONS

210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(410) 494-6200
FAX (410) 821-0147

WRITER'S DIRECT NUMBER IS

ROBERT A. HOFFMAN

March 1, 1994

(410) 494-6203

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

Re:

- Cycle Zoning Reclassification Request
- Legal Owner Genstar Stone Products Company
- Property known Parcels 3-A, 4-A, 4-B, 4-C and 4-D
 - of the Texas Quarry
- NW/S Intersection of York Road and Old Padonia Road

Dear Mr. Hackett:

This firm represents Genstar Stone Products Company ("Genstar"), the Petitioner in the above-referenced zoning reclassification request for property located on the northwest side of the intersection of York Road and Old Padonia Road in Cockeysville, Maryland. The subject property, which comprises approximately 38 acres, is presently zoned ML-IM. The Petitioner is requesting BM-IM zoning in accordance with the enclosed open site plan.

Pursuant to Section 2-356(b) of the County Code, the purpose of this letter is to set forth the reasons why the requested reclassification should be granted. As can be seen most clearly on the accompanying portion of the 200' Scale Zoning Map, the subject property is situated adjacent to BM zoning on both its eastern and southern boundaries. The Petitioner believes the subject site relates more consistently to these commercial uses than any industrial use. This belief is substantiated by the Hunt Valley/Timonium Redevelopment Study which clearly designates the property within the potential development/redevelopment area due to its proximity to the light rail system. With regard to the redevelopment area, the study calls for the "support [of] zoning

William T. Hackett, Chairman March 1, 1994 Page 2

changes... which will foster growth in employment, business and employee services and amenities and/or light rail usage..." More specifically, the map designating development/redevelopment areas within the Study (Map 15) shows the subject site as an area with employment or retail development potential.

Based upon its proximity to both the Light Rail, surrounding commercial uses and the existing character of the area as a commercial corridor, it is apparent that the retention of industrial zoning on the subject property was an error. In addition, because the Hunt Valley/Timonium Redevelopment Study was not completed at the time of the 1992 comprehensive rezoning, the County Council was unable to consider its findings and recommendations with regard to the subject area.

For these reasons and for such further justification as may be presented at the hearing, it is respectfully submitted that the subject property should be reclassified from ML-IM to BM-IM.

Sincerely,

Robert A. Hoffman, BY: GPW Robert A. Hoffman

DOK\gpw enclosures

cc: Mr. John H. Gease

HACKETT8.GPW

GENSTAR STONE PRODUCTS COMPANY S/s Galloway Avnue, 697' W of York Road; also N/s Padonia Road, E&W of proposed Beaver Dam Road, opposite Decreco Road (Genstar Texas Quarry -Parcels 3A, 4A, 4B, 4C and 4D) #R-94-335 Item #7, Cycle III, 1994

8th Election District 3rd Councilmanic District

From M.L.-I.M. to B.M.-I.M.

38.371 acres (5 parcels)

March 1, 1994

Petition for Reclassification filed by Robert A. Hoffman, Esquire, and John B. Howard, Esquire, on behalf of Genstar Stone Products Company, Petitioner.

John B. Howard, Esquire
Robert A. Hoffman, Esquire
VENABLE, BAETJER & HOWARD
210 Allegheny Avenue
Towson, MD 21204

Counsel for Petitioner

John H. Gease, Director of Technical Services Genstar Stone Products Company Executive Plaza, 6th Floor Hunt Valley, MD 21030

Petitioner

Morris & Ritchie Associates, Inc. 110 West Road, Suite 105 Towson, MD 21204 Engineer

James Earl Kraft /Board of Education Mail Stop #1102-J

People's Counsel for Baltimore County

Pat Keller
Jeffrey Long
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

VV

Page Wingert - esq

R-94-335 /Genstar Stone Products Company (Texas Quarry)

- 8/30/94 -Letter from R. Hoffman, Esquire, on behalf of Petitioner /intention to request continuance on record to complete Documented site Plan on scheduled hearing date of Wednesday, October 19, 1994 at 10:00 a.m.
- 8/31/94 -Letter to R. Hoffman --file and docket have been noted that matter will be opened and continued on 10/19/94 for purpose of amended to documented site plan, to be submitted in open hearing at later date. Copy to all interested parties.

^{10/19/94 -}Matter opened and continued on the record; Petitioner to request public hearing date at which time amended documented plan will be submitted to Board (date to be requested when plan is ready).

BALTIMORE COUNTY, MARYLAND

Board of Appeals of Baltimore County Interoffice Correspondence

DATE:

May 3, 2002

TO:

Arnold Jablon, Director

Permits & Development Management

Attn.: David Duvall

FROM:

Theresa R. Shelton

Board of Appeals

SUBJECT:

CLOSED APPEAL CASE FILE

The following case has been finalized and the Board of Appeals is closing the copy of the appeal case file and returning the file and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	<u>PDM FILE NUMBER</u>	<u>NAME</u>	<u>LOCATION</u>
R-94-335	R-94-335	GENSTAR STONE PRODUCT COMPANY	BEAVER DAM ROAD/ DEERECO ROAD

Attachment: SUBJECT FILE(S) ATTACHED

Report by the
Baltimore County Planning Board
to the
Baltimore County Board of Appeals

ZONING RECLASSIFICATION PETITIONS

Cycle III, 1994

July 31,1994





Petition for Reclassification

to the Board of Appeals of Baltimore County for the property located at Parcel 3, Genstar Texas Quarry, NW side

OTHER

DATE

of the intersection of York Rd. & Old Padonia Rd.

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the zone to an BM-IM zone, for the reasons given in the attached statement; Zoning Law of Baltimore County, from an ML-IM and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for: and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baligmore: County: Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. 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. Legal Owner(s): Contract Purchaser/Le Genstar Stone Products Co. (Type or Print Name) (Type or Print Name) Signature John H. Gease, Director of Technical Services (Type or Print Name) Address Signature City Zipcode <u>527-4477</u> Executive Plaza, 6th Fl Hunt Valley MD 21031 State Zincode to be contacted. Robert A. Hoffman Name 210 Allegheny Ave. Venable, Baetjer and Howard 494-6262 21204 Towson, Phone No. Address Phone No. Address OFFICE USE ONLY <u> Allegheny Ave</u> Zipcode **ESTIMATED LENGTH OF HEARING** 21204 Towson MD **Next Two Months**

REVIEWED BY:

Baltimore County Government Planning Board



401 Bosley Avenue Towson, MD 21204 (410) 887-3211

Fax (410) 887-5862

91 JUL 28

July 22, 1994

Mr. William T. Hackett, Chairman County Board of Appeals Courthouse Towson, Maryland 21204

Dear Mr. Hackett:

Enclosed herewith is the report containing the County Planning Board's recommendations regarding the zoning reclassification petitions in Cycle III, 1994.

After full discussion in the Committee meeting on July 7, 1994, the Report was adopted by the Planning Board in its monthly meeting on July 21, 1994, and is hereby published and submitted in accordance with County Code Section 2-356(f).

Sincerely,

Pat Keller

Secretary to the Planning Board

PK/TD/mjm LTRS/PZONE/TXTMJM

Enclosure

cc: Merreen E. Kelly, Administrative Officer Peter Max Zimmerman, People's Counsel



ZONING RECLASSIFICATION PETITIONS

Cycle III, 1994

Report by the Baltimore County
Planning Board
to the

Baltimore County Board of Appeals

July 31, 1994

Baltimore County
Office of Planning and Zoning
Towson, Maryland

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-Francis Procedulation country code, 1900	J 0

INTRODUCTION

Under the provisions of Section 2-356(e), <u>Baltimore County Code</u>, <u>1988</u>, (see Appendix A), the Director of Planning and Zoning is required to submit to the Planning Board, during Period 1 of each zoning cycle, a report on the petitions accepted by the County Board of Appeals for filing during the previous zoning cycle. The report is to contain the following information:

- Maps showing properties under petition and the reclassifications sought therefore; such maps may also identify groups of such properties located close to each other and show other indications of the inter-relation of petitions with respect to planning considerations.
- 2. Recommendations on the petitions.
- 3. Supporting data for the recommendations, including any pertinent data and recommendations submitted by other County agencies.
- 4. Recommendations for scheduling of all hearings (to be held during the next Period IV, prepared in consultation with the County Board of Appeals).

The thirteen petitions in the current cycle have been reviewed by the planning staff, and the following pages report the Office of Planning and Zoning staff's analyses and recommendations. The process of formulating these recommendations included: staff inspections of each site; a review of the policies and statements in the current Baltimore County Master Plan; and a review of files from the preparation and adoption of the 1992 Comprehensive Zoning Map. Comments also were requested from other county agencies including the Board of Education, the Department of Environmental Protection and Resource Management, the Fire Department, the Police Department, the Department of Public Works, the Department of Recreation and Parks, and the Bureau of Traffic Engineering.

In reaching its decision on each petition, the Board of Appeals is required to use the standards in Section 2-356(j) of the County Code. During the first cycle following a Comprehensive Zoning Map Process, Section 2-356(k) further limits the Board's authority to granting reclassifications only where the Board finds that the change is warranted upon consideration of the specified factors and also if "the last classification of the property [i.e., by the County Council's vote on October 15, 1992] was established in error." The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation.

CYCLEA/PZONE/CYCLE

The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation. The staff's review of each petition, however, did take into consideration the manner in which the Comprehensive Zoning Map Process is structured, and was conducted during 1991-92, to minimize the likelihood that relevant properties would inadvertently be omitted from consideration along with the Issues otherwise raised.

Obviously, each property that was raised as an Issue received separate consideration, especially properties that were sequestered from separate voting by the Planning Board and/or the County Council. In addition, after the close of the Open Filing Period, the planning staff reviewed each Issue in relation to neighboring properties to determine whether any other properties should also be raised as Issues for consideration at this time. Wherever, in the staff's judgment, action on an already-filed Issue would require or advise a change in the zoning of a neighboring property or properties, those also were raised as Issues. If, in the opinion of the staff, the current zoning in the vicinity would continue on the Issue, no additional Issues were raised. The County Council and Planning Board had the same opportunity to raise an Issue during their respective filing periods.

PETITIONS FOR RECLASSIFICATION CYCLE III, 1994

Assigned Hearing Dates County Board of Appeals Page 1 of 2

Week of September 12, 1994

Item #1, Case No. R-94-329
 Masters-Severe, Inc. /Legal Owner
 Village Sound Company, Inc. /Contract Purchaser
Tuesday, September 13, 1994 @ 10:00 a.m.

Week of September 19, 1994

Week of September 26, 1994

Item #3, Case No. R-94-331

Morningside Six Limited Partnership
Wednesday, September 28, 1994 @ 10:00 a.m.

Week of October 3, 1994

Item #4, Case No. R-94-332

Baltimore Gas & Electric Company, Inc. AND
Baltimore County, Maryland AND CSX Transportation,
Inc. /Legal Owners
Nace, Inc. /Contract Purchaser
Tuesday, October 4, 1994 @ 10:00 a.m.

Item #5, Case No. R-94-333

Hico Park M Limited Partnership
Thursday, October 6, 1994 @ 10:00 a.m.

Week of October 10, 1994

Item #6, Case No. R-94-334
Baltimore Gas & Electric Company, Inc.
Wednesday, October 12, 1994 @ 10:00 a.m.

Cycle III, 1994
Assigned Hearing Dates
County Board of Appeals
Page 2 of 2

Week of October 17, 1994

Item #7, Case No. R-94-335
 Genstar Stone Products Company
Wednesday, October 19, 1994 @ 10:00 a.m.

Week of October 24, 1994

Item #8, Case No. R-94-336
Stebbins-Andersen Company, Inc.
Tuesday, October 25, 1994 @ 10:00 a.m.

Item #9, Case No. R-94-337
Genstar Stone Product Company
Thursday, October 27, 1994 @ 10:00 a.m.

Week of October 31, 1994

Item #10, Case No. R-94-338
 Janet Terry
Wednesday, November 2, 1994 @ 10:00 a.m.

Week of November 14, 1994

Item #11, Case No. R-94-339
 The Giles Building & Development Company
Tuesday, November 15, 1994 @ 10:00 a.m.

Week of November 28, 1994

Item #12, Case No. R-94-340
Savino Bollino and Rose Bollino
Wednesday, November 30, 1994 @ 10:00 a.m.

Week of December 5, 1994

Item #13, Case No. R-94-341
Gerald D. Sherman & Roger A. Spero
Tuesday, December 6, 1994 @ 10:00 a.m.

BALTIMORE COUNTY, MARYLAND

Recommendations of the Office of Planning and Zoning July 31, 1994

Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 1 Masters-Severe, Inc.	Southwest side of Reisterstown Road, 400' southeast of Sunset Road (#11418 Reisterstown Road)	. 4	R.O.	B.L.	R.O.
Item No. 2 C & E Realty Company	Northeast side of Reisterstown Road	14.54	D.R. 16	В.М.	D.R. 16
Item No. 3 Morningside Six Limited Partnership	Northwest side of Pleasant Ridge Drive, 360' northeast of Reisterstown Road	6.4	D.R. 16	B.L.	D.R. 16
Item No. 4 Baltimore Gas & Electric Company, Inc. and Baltimore County, MD & CSX Transportation, Inc.	West side of Owings Mills Boulevard, north and south of Bonita Avenue	26.83	D.R. 1	M.LI.M.	D.R. 1
Item No. 5 Hico Park M Limited Partnership	West side York Road, 97' south of the centerline of Ridgebrook Road	113.0	M.L. M.L.R.	D.R. 5.5	M.L. M.L.R.
Item No. 6 Baltimore Gas & Electric Company, Inc.	Southwest corner of York and Warren Roads	1.76	M.LA.S. M.LI.M. B.RA.S.	B.RA.S. B.RI.M.	M.LA.S. M.LI.M. B.RA.S.

 Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 7 Genstar Stone Products Company	South side of Galloway Avenue, 670' west of York Road, north side of Padonia Road, and eas and west of proposed Beaver Dam Road	38.3 t	M.LI.M.	B.MI.M.	M.LI.M.
Item No. 8 Stebbins-Anderson Company, Inc.	Southwest corner of Timonium and Aylesbury Roads (21 West Timonium Roa	14.6 d)	M.LI.M.	B.RI.M.	M.LI.M.
Item No. 9 Genstar Stone Products Company	Northwest corner of Pulaski Highway and White Marsh Boulevard, and southeast side of Philadelphia Road	205.8	M.LI.M. M.HI.M.	B.RI.M.	M.LI.M. M.HI.M.
Item No. 10 Janet Terry	Southeast side of Pulaski Highway, 1915' southwest of the centerline of Mohrs Lane	11.85	M.LI.M. M.LA.S.	B.RI.M.	M.LI.M. M.LA.S.
Item No. 11 The Giles Building and Development Company	North side of Race Road, 95' west of the centerline of Yellow Brick Road	. 94	M.LI.M.	B.L.	M.LI.M.
Item No. 12 Savino Bollino & Rose Bollino	Southeast side of Pulaski Highway, 300' southwest of the centerline of Rossville Bouleva	4.3 rd	B.R. M.LA.S. M.LI.M.	B.RI.M. B.RA.S.	B.R. M.LA.S. M.LI.M.
Item No. 13 Gerald D. Sherman & Roger A. Spero	Northeast and southwest side of Gladway Road, 1150' north of Bengies Road and 2390' southeast of Bird River Road	51.6	D.R1 M.LI.M. M.HI.M.	D.R. 3.5	D.R. 1 M.LI.M. M.HI.M.

LOCATIONS OF PROPERTIES UNDER PETITION YORK COUNTY, PA EXISTING ZONING CLASSIFICATIONS RESOURCE CONSERVATION - AGRICULTURE я.с.з RESOURCE CONSERVATION - DEFERRAL OF PLANNING AND DEVELOPMENT RC4 RC5 RESOURCE CONSERVATION - WATERSHED PROTECTION RESOURCE CONSERVATION - RURAL RESIDENTIAL RESOURCE CONSERVATION - CRITICAL AREA RESOURCE CONSERVATION - CRITICAL AREA AGRICULTURAL RC20RC50 RCC RESOURCE CONSERVATION - COMMERCIAL 1.7.0 S.R.0 O.T.1 DENSITY RESIDENTIAL, (1 DWELLING UNIT PER ACRE) O.R.2 DENSITY RESIDENTIAL, (2 DWELLING UNITS PER ACRE) O.R.3.5 DENSITY RESIDENTIAL, (3.5 DWELLING UNITS PER ARCE) D.R.S.S. DENSITY RESIDENTIAL, (S.5 DWELLING UNITS PER ACRE) D.R. 10.5 DENSITY RESIDENTIAL, (10.5 DWELLING UNITS PER ACRE) COUNTY D.R. 16 DENSITY RESIDENTIAL, (16 DENSITY UNITS PER ACAS) R.A.E.1 RESIDENTIAL, (40 DENSITY UNITS PER ACAS) RAEZ RESIDENTIAL, (80 DENSITY UNITS PER ACRE 6-0 RESIDENTIAL - OFFICE, (5.5 OWELLING UNITS PER ACRE) RESIDENTIAL - OFFICE, CLASS "A" OFFICE BUILDING OFFICE BUILDING OFFICE PARK G- 1 0.2 αt. OFFICE AND TECHNOLOGY 5.**E**. SERVICE EMPLOYMENT NORTHERN SECTOR RIMINI RUSINESS MARITIME MARINA BUSINESS MARITIME BUATYARO B.M.B. BUSINESS, LOCAL B.M. BUSINESS, MAJOR B.R. BUSINESS, AGADSIDE MR MANUFACTURING, RESTRICTED MANUFACTURING, LIGHT, RESTRICTED MLR HANUFACTURING, LIGHT ĸн MANUFACTURING, HEAVY б TA PEORO CENTRAL SECTOR WESTERN SECTOR BALTIMORE CITY EASTERN SECTOR 404.340 COLATA ANNE ARUNOEL COUNTY



Petition for Reclassification

to the Board of Appeals of Baltimore County

for the property located at

Parcels 3-A, 4-A, 4-B, 4-C & 4-D;

Genstar Texas Quarry NW/S

of the intersection of York Rd. & Old Padonia Rd.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 (1) that the zoning status of the herein described property be reclassified, pursuant to the

Zoning Law of Baltimore County, from an MI_TM zone to an BM-TM zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by Zoning Regulations.

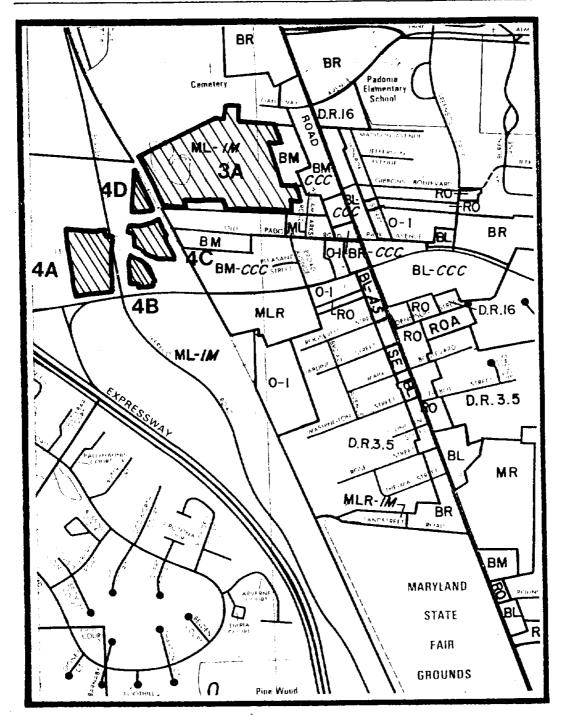
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

			I/We do solemnly declare an legal owner(s) of the property	nd affirm, under the penalties which is the subject of this P			
Contract Purchaser/Lessee	:		Legal Owner(s):				
			Genstar Stone	Products Co.			
(Type or Print Name)			(Type or Print Name)				
Signature	<u> </u>		Signature By: John	H. Gease, Di	rector of		
				echnical Servi			
Address			(Type or Print Name)				
City	State	Zipcode	Signature				
Attorney for Pelitioner:	./		Executive Pla	ıza, 6th Fl.	527-4477 Phone No.		
CAPIS	Harl		Hunt Valley	,MD	21031		
John B. Howa	ard		City Name, Address and phone n to be contacted.	State umber of legal owner, contract	Zipcode ct purchaser or representat		
INV YO		 	Robert A. Hos	fman	•		
**	Øffman		Name 210 Allegi	ieny Ave.			
venable, bae	etjer and Howa	ar a	Towson,	MD 21204	494-6262		
Address	Phor	ne No.	Address		Phone Na.		
210 Allegher	ny Ave.		·	OFFICE USE ONLY			
aty Towson	State	Zipcode 21204	ESTIMATED LENGTH OF H	EARING unevaliable for Hearing			
		Soft Samuel	ے the following dates _		Next Two Months		
-		N. C.	ALL	OTHER			
$\mathbf{\Omega}$			REVIEWED BY:	DATE	•		
		•	*		-		

SOURCE MATERIAL

Recommendations for the thirteen (13) petitions filed are based on the following:

- 1. Information compiled during the processing of the Comprehensive Zoning Maps adopted by the County Council on October 15, 1992.
- 2. Capital Budget and 5-Year Capital Program.
- 3. Zoning Plans Advisory Committee comments.
- 4. Discussions with other governmental agencies.
- 5. Field inspections of subject sites.
- 6. Baltimore County Master Plan



ITEM NUMBER 7
Location of Property Under Petition

Scale: 1"= 1000'

CASE NO. R-94-335

CYCLE III, ITEM 7

PETITIONER:

Genstar Stone Products Company

REQUESTED ACTION:

Reclassification to B.M.-I.M. (Business Major-Industrial Major)

EXISTING ZONING:

M.L.-I.M. (Manufacturing Light-Industrial Major)

LOCATION:

South side of Galloway Avenue, 700 feet west of York Road, also on the north side of Padonia Road, east and west of proposed Beaver Dam Road, and opposite Deerco Road.

AREA OF SITE:

38.37 +

ZONING OF ADJACENT PROPERTY/USE:

South: M.L., B.M., M.L.-I.M. - residential, residential

office, office, auto storage lot, Old Padonia Road and

Padonia Road, retail opposite Padonia Road

East: M.L.-I.M., B.M. - residential, residential office, auto

dealership

West: M.L.-I.M. - BG&E electrical substation, other lands of

Genstar (quarry)

Bisecting site: MTA Central Light Rail and Conrail line,

Proposed Beaver Dam Road

SITE DESCRIPTION:

The site contains lands formerly quarried by Genstar and now available for redevelopment. It also includes lands which are (or were) used for employee recreation, an historic graveyard, and historic limekilns. Approximately one third of the site is wooded.

Goodwin Run and a tributary divide Parcels 4-B and 4-C. The site is very irregularly shaped and is further divided into parcels defined by the rail line, the proposed Beaver Dam Road Extension and Proposed Road "A". Parcels 4-A, 4-B and 4-D will have frontage on an existing road, Padonia Road, of approximately 340 feet.

PROPERTIES IN THE VICINITY:

York Road and Padonia Road are designated arterials, and are developed with a variety of predominately retail uses. South of Padonia Road's strip commercial is a large office and industrial area. Old Padonia Road between York Road and the MTA Light Rail line is a mixture of primarily residential office and office uses. Galloway Avenue to the north is a mixture of residential and residential office. To the west, along Padonia Road, beyond the BG&E electrical substation, are additional Genstar facilities. To the northwest are the vast acreages of Genstar's quarry operations.

WATER AND SEWERAGE:

The area is served by public water and sewer, and is designated as W-1, S-1 (existing service area) according to the <u>Master</u> Water and Sewer Plan.

TRAFFIC AND ROADS:

The 1989-2000 Baltimore County Master Plan identifies Beaver Dam Road, from Beaver Court to Padonia Road as a programmed transportation project. This transportation improvement is fully funded in the Baltimore County Capital Improvement Program (CIP) under project 05.280. Construction on phase IIA, from Warren Road Extended to Industry Lane, will begin this month. The project should be opened to service by December 1994. Construction of phase IIB, from Industry Lane to Padonia Road, is expected to start in the Spring of 1995. The project should be opened to service in the Fall of 1996.

A project planning study to reconstruct the Padonia Road/I-83 Interchange was in the State Highway Administration's (SHA) Development and Evaluation Program of the FY 93 Consolidated Transportation Program (CTP). The project would improve the capacity and safety of the interchange. The study was put on hold in May of 1993 to reevaluate the traffic volumes and accident data associated with the opening of the Warren Road/I-83 Interchange. Several minor improvements have been suggested for analysis in the short term until the planning study resumes. This property has direct access to Padonia Road which is classified as a minor arterial.

ZONING HISTORY:

The zoning on this property has not changed since 1976.

MASTER PLAN/COMMUNITY PLANS:

The Master Plan addresses the expansion of commercial zoning along highways, stating: "It has been a consistent policy since the mid 1970s to try to curtail the expansion of "strip"

commercial zoning along major highways, and to direct the demand into the older business centers." This keeps new additional commercial uses from draining the vitality of existing areas and redirects private economic resources back into the older establishments and fosters productive redevelopment and revitalization (p. 20). This concept is pertinent to this zoning request, because it is a very large expansion of the commercial zoning along York and Padonia Roads. It is very likely that rezoning for commercial use will have a negative impact on the older commercial centers, many of which would be benefitted by revitalization.

The Hunt Valley/Timonium Redevelopment Study (HV/T), adopted by Planning Board April 15, 1993, cannot be used to justify the rezoning of the site to business zoning. While the plan identifies the area as having potential for mixed use development of an employment/retail nature, it also clearly earmarks it for a future site-specific study (p. VII-4). The zoning guidelines state that for the Old-Padonia-Church Lane area, of which this site is a part: "limit changes to existing zoning until a local area plan is completed" (p. IX-10).

The purpose of the local area study is to examine the development potential of the area in greater detail, taking into account site-specific development constraints and opportunities. The local area plan will direct future development in accordance with the goals of the HV/T plan, which include protecting and enhancing the area as an important employment area in the County, and supporting light rail use.

Also, the HV/T plan discusses concerns about the completion of the Beaver Dam Road Extension, which will result in a north-south road corridor spanning the HV/T area from Shawan Road to the end of Greenspring Road, paralleling York Road. This corridor will (and apparently already has) experienced pressures for retail development which could lead to a replication of the York Road land use pattern. The mission of the HV/T plan is to protect and enhance the HV/T area as an important employment area of Baltimore County, paramount to achieving this mission is the maintenance of the McCormick/Beaver Dam Road corridor as an industrial service Allowing retail uses along the corridor will produce unwanted congestion, and interfere with its function of transporting goods and employees through the area. The plan states, "Beaver Dam and McCormick Roads should be designated arterial streets, and the surrounding land uses remain zoned M.L.-I.M." (p. V-37).

PROPOSED VS. EXISTING ZONING:

Section 233.1 outlines the provisions of the B.M. zone. The B.M. zone permits a wide range of uses in addition to those permitted in the B.L. zone. Density is regulated by a floor

area ratio of 4.0. density if realistically limited by parking requirements, as well as economic and environmental constraints. Building height is limited by the height tent regulations. Setbacks include front yards not less than 15 feet from the property line and not less than 40 feet from the centerline of any street. (See Section 303.2 for front yard average).

No side yard setback is required on interior lots, except in cases where the lot abuts a lot in a residential zone. The side yard may be no less than the setback required for a dwelling or the abutting lot - a 10 foot setback is required when a lot abuts a corner lot. No rear setback is required, except where a rear lot line abuts a lot in a residential zone.

Regulations for the M.L. zone are found in Section 253 of the Baltimore County Zoning Regulations. The M.L. zone permits a number of light manufacturing uses by right. The zone also allows auxiliary retail or service uses or semi-industrial uses, provided the use is located in a planned district, however, such uses are not permitted in cases where direct access to an arterial street exists. The M.L. zone also permits several uses by Special Exception. The I.M. district regulations are found in Section 259.2H.

OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

Based upon the information provided and analysis conducted, staff recommends that the applicant's request be denied for the reasons as follows:

In light of the desire to maintain the Beaver Dam Road corridor for industrial use, to plan the land uses in the area in greater detail in order to foster employment growth and light rail use, and to direct demand for commercial development back into the older commercial areas, the zoning request cannot be supported.

It is also important to note, however, that the applicant's site has been delineated as an area which may be suitable for development under the newly approved Commercial Planned Unit Development (PUD legislation. The Commercial Planned Unit Development law, which was approved by the County Council on May 2, 1994, will provide for redevelopment opportunities by providing additional development flexibility in order to increase employment and revenue opportunities and improve site design while recognizing the need to protect adjacent residential communities. Therefore, in the instant case, the site could be redeveloped without necessitating a zoning change.

INTER-AGENCY COMMENTS

Baltimore County Public Schools

Dr. Stuart Berger, Superintendent

Towson, Maryland

Office of Pupil Assignments
Educational Support Services Building
6901 N. Charles Street
Towson, Maryland 21204

June 1, 1994

Mr. Jeffrey Long Community Planner Office of Planning & Zoning Mail Stop 1108

RE: Zoning Reclassification Cycle III

April, 1994 - October, 1994

Dear Jeff:

Thank you for taking time out of your busy schedule to meet with me to discuss the Cyclical Zoning Reclassification Process. The vast majority of these petitions are non-residential and, therefore, will have no impact on Baltimore County Public Schools.

Those petitions involving increases in residential zoning and the subsequent affect on our school system are summarized below:

Item 5 - Case No. R-94-333

Existing Zoning - M.L. & M.L.R. (8th Election District)

Proposed Zoning - D.R.-5.5

Zoning would allow 621.5 mixed housing units. Since I do not have the housing type breakdown, I developed a student yield based on 310 single family units and 311 townhouse units.

This property is located in the Sparks Elementary, Hereford Middle and Hereford High School Districts.

310 S.F. x .319 = 99 311 T.H. x .192 = $\underline{60}$ 159 Elementary Students

Page 2

310 S.F. x .155 = 48
311 T.H. x .055 =
$$\frac{17}{65}$$
 Middle Students

310 S.F.
$$\times$$
 .146 = 45
311 T.H. \times .090 = 28
73 High Students

A total yield of 297 students

Item 13 - Case No. R-94-341

Existing Zoning - D.R.-1 & M.L.-I.M. & M.H.-I.M. (15th Election district)

Proposed Zoning - D.R.-3.5

Zoning would allow 180.8 single family homes.

181 S.F. x .236 = 43 Elementary Students 181 S.F. x .071 = 13 Middle Students 181 S.F. x .107 = 19 High Students 75 Total Yield

If you have any questions, please do not hesitate to contact me at 887-4215.

Sincerely,

Barbara Pickelsimer, Field Representative

Office of Pupil Assignments

рp

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 9, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting for Zoning Reclassification Cycle III April 1994 - October 1994

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Items 7, 8, 9, 10, and 14.

Item 1 - This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Rd., Md. Rte. 140.

Item 2 - This site, if rezoned, is subject the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development, and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Road, Md. Rte. 140. Also, update existing road and right-of-way width of Pleasant Ridge Dr.

Item 3 - This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development.

Item 4 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for industrial development.

Item 5 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.

Item 6 - This site is subject to Maryland State Highway Administration Standards for all improvements fronting on York Road, Md. Rte. 45, along with Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development. Access to Warren Road may be a limited access.

ZONING DESCRIPTION

Parcel 3-A

BEGINNING at a point on the south side of Galloway Avenue, 30 feet wide, at the distance of 697 feet measured westerly from the west right-of-way line of York Road, 66 feet wide. Thence the following courses and distances:

> South 06° 00' 06" West 160.55 feet, South 83° 59' 54" East 369.16 feet, South 15° 51' 08" East 242.88 feet, South 80° 12' 24" West 134.36 feet, South 18° 23' 03" East 383.00 feet, South 83° 50' 20" East 146.05 feet, South 18° 23' 03" East 112.53 feet, North 84° 00' 53" West 34.77 feet, North 41° 18' 13" West 9.05 feet, South 03° 29' 04" West 35.44 feet, North 88° 17' 01" West 72.17 feet, South 00° 41' 02" East 164.05 feet, North 84° 00' 53" West 631.15 feet, North 36° 07' 01" West 98.15 feet, North 87° 57' 12" West 392.50 feet, South 20° 53' 48" East 51.42 feet, North 84° 00' 53" West 254.15 feet to the east side of the Conrail Railroad right-of-way, thence along said right-of-way, North 27° 41' 15" West 555.50 feet to the southeast right-of-way line of an existing Baltimore Gas & Electric Company right-of-way, thence along said right-of-way, three courses, North 55° 14' 55" East 50.00 feet, North 67° 57' 29" East 537.00 feet, and North 65° 05' 21" East 320.00 feet, thence leaving said right-of-way, South 83° 59' 54" East 131.33 feet, North 06° 00' 06" East 147.77 feet to the said south side of Galloway Avenue, thence along said side, South 89° 59' 45" East 122.32 feet to the place of beginning.

CONTAINING 25.892 acres of land, more or less.

BEING part of Parcel Three of the Genstar Stone Products Company property, Eighth

Election District, Baltimore County, Maryland.

Registered Property Line Surveyor #67

See Revised Desc. (Rev. 4/18/91)

Zoning Reclassification Cycle III April 1994 - October 1994 Page 2

Item 11 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 12 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 13 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.

Item 15 - This site is located adjacent to tidewater. The property owner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor, including basements, of a residential and/or commercial development.

RWB:sw

Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21204-5500

(301) 887-4500

DATE: 04/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION:

Item No.:

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: R-94-329 THRU R-94-343.



ZADM

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, M3-1102F

co: File

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

May 18, 1994

T0:

Mr. Arnold Jablon, Director Zoning Administration and Development Management

EROM:

J. Lawrence Pilson Development Coordinator, DEPRM

SUBJECT:

Zoning Item #R-94-335 - Genstar Texas Parcels 3 & 4 Zoning Advisory Committee Meeting of April 25, 1994

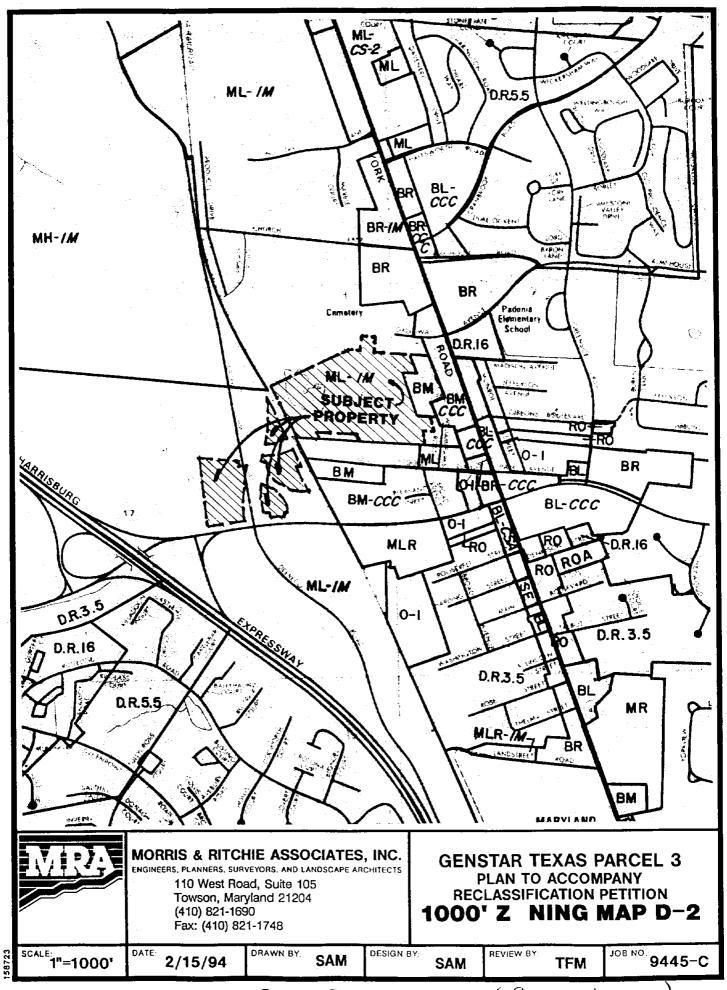
The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

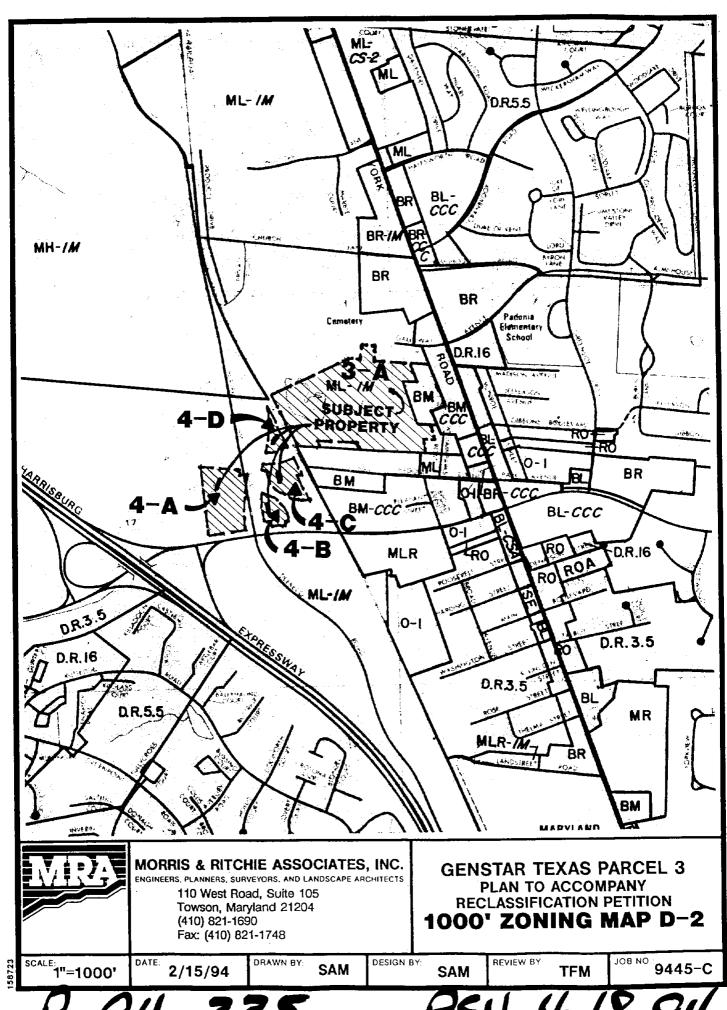
Development of the property must comply with the Baltimore County Forest Conservation Regulations.

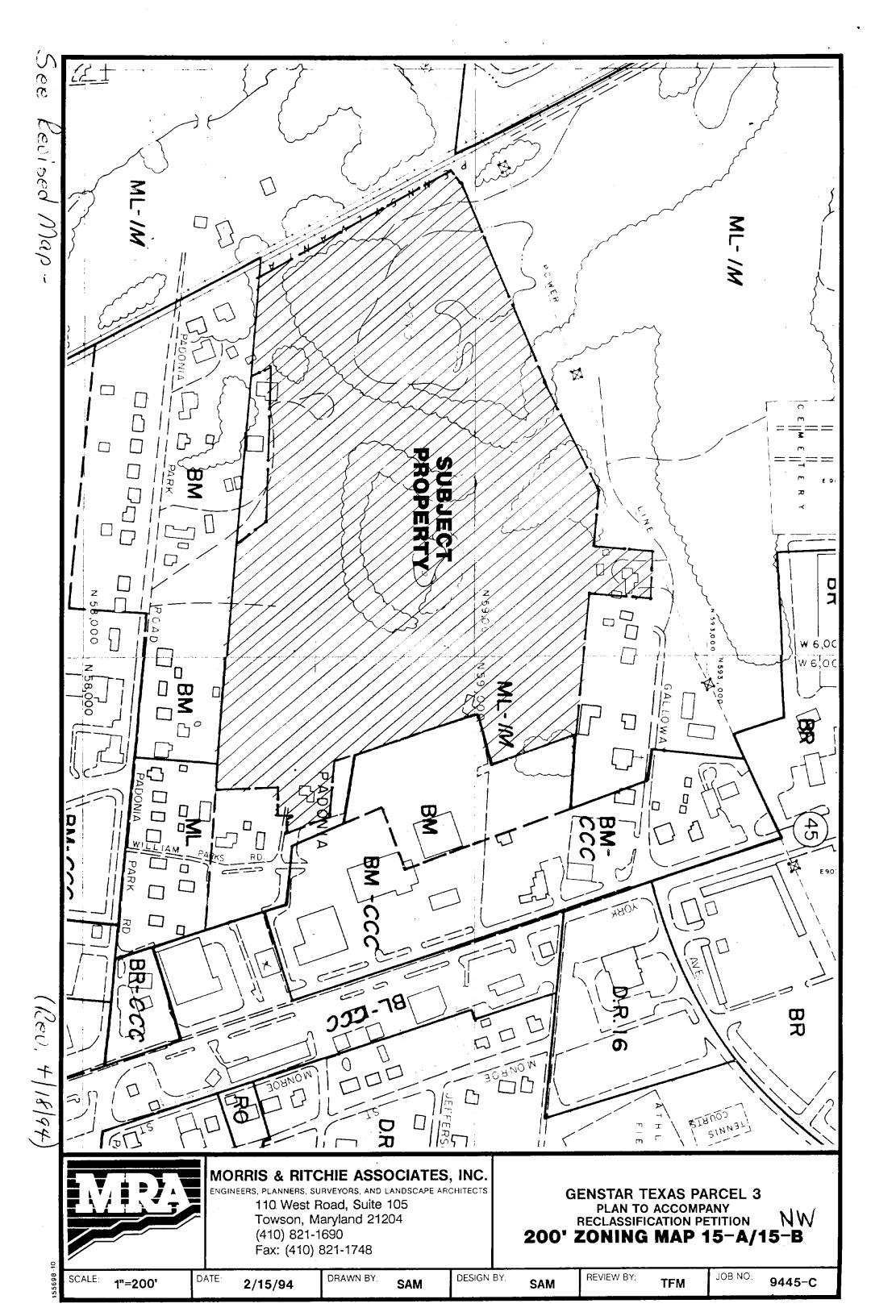
JĹP:GCS:sp

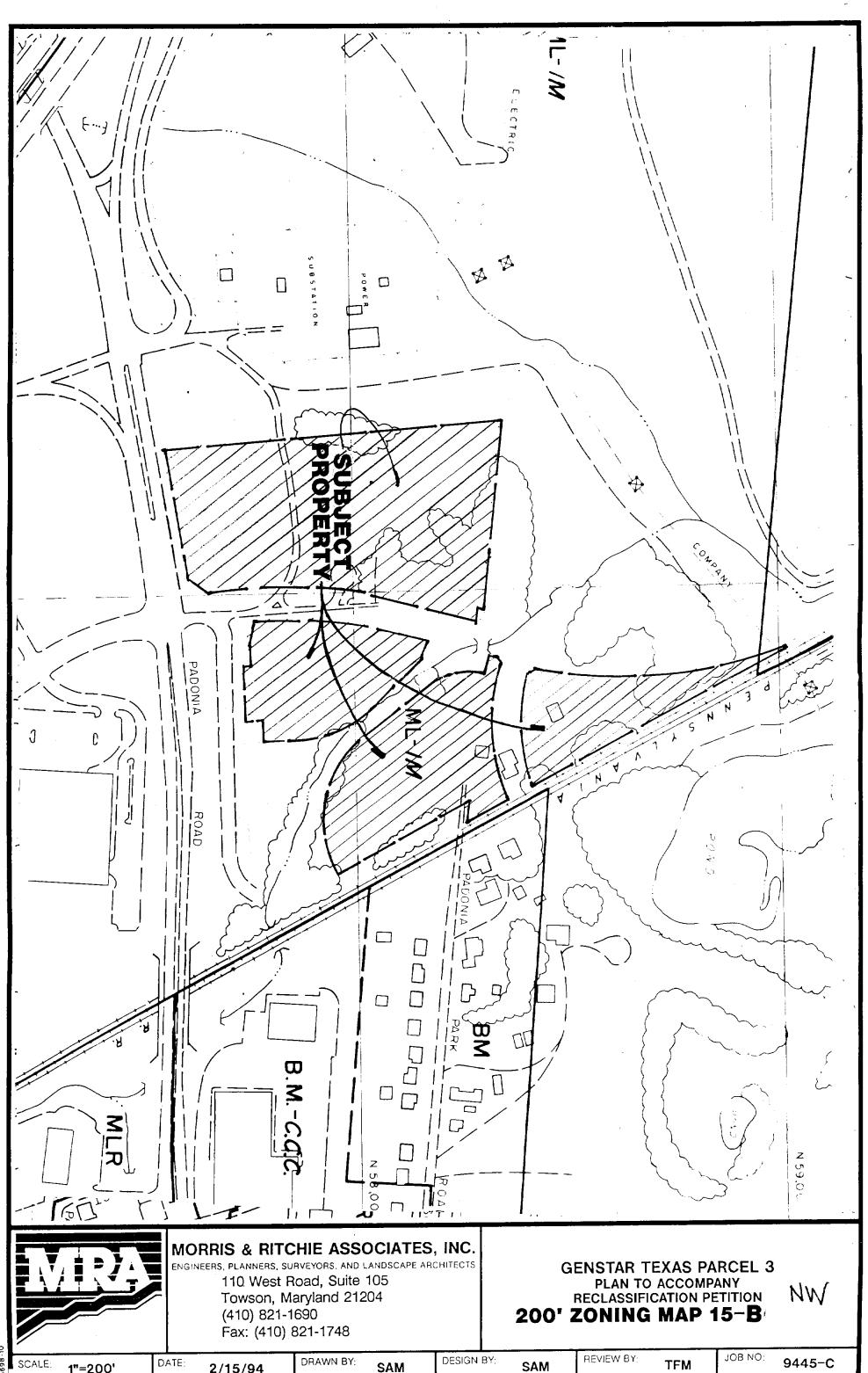
GENSTAR/DEPRM/TXTSBP



See Revised Map (Rev. 4/18/94)







1"=200'

DATE:

2/15/94

SAM

TFM

9445-C

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ROOM 49 OLD COURTHOUSE JOWSON, MARYLAND 21204

Return Service Requested

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SELVEN SERVICE BESSERED CHANNIC CHANNIC

BJJAV TNUH **BTH FLOOR** EXECUTIVE PLAZA GENSTAR STONE PRODUCTS CO **TECHNICAL SERVICES** JOHN H GEASE DIRECTOR OF

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100 John B. Howard, Esquire Towson, MD 21204 Towson, MD 21204

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TOWSON, MARYLAND 21204

Towson, MD 21204 Yebert A. Hoffman, Esquire Towson, MD 21204

Parcel 4-A

BEGINNING at the intersection of the north side of Padonia Road and the west side of the proposed location of Beaver Dam Road and running thence along said Padonia Road,

South 42° 17' 01" West 53.12 feet, South 81° 33' 08" West 209.74 feet, and South 79° 59' 54" West 88.73 feet, thence leaving said Padonia Road and running North 03° 28' 19" West 788.64 feet, and South 83° 46' 29" East 432.79 feet to the said west side of the proposed location of Beaver Dam Road, thence along said west side, South 14° 12' 12" West 15.21 feet, South 75° 47' 48" East 32.00 feet, South 14° 11' 58" West 181.42 feet, South 17° 03' 57" West 61.43 feet, By a curve to the left with a radius of 684.72 feet and an arc length of 189.18 feet, By another curve to the left with a radius of 1001.93 feet and an arc length of 122.10 feet, South 05° 44' 50" East 83.54 feet, and South 01° 27' 48' East 6.31 feet to the place of beginning.

CONTAINING 6.252 acres of land, more or less.

BEING Parcel 4-A of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

George T. Keller

County Losted Appeals at Asiltimate County of Gounty Appeals to solve the constraint of the county o

John H. Gease, Director of Genstar Stone Products Company Executive Plaza, 6th Floor Hunt Valley, MD 21030

aunty Board of Appeals of Baltimore County Render of Appeals

ROOM 49 OLD COURTHOUSE
TOWSON, MARYLAND 21204

Norris & Ritchie Associates, Inc. 110 West Road, Suite 105 Towson, MD 21204 IN THE MATTER OF

THE APPLICATION OF

GENSTAR STONE PRODUCTS COMPANY
FOR ZONING RECLASSIFICATION FROM
M.L.-I.M. TO B.M.-I.M. ON PROPERTY
LOCATED ON THE S/S GALLOWAY AVE, 697'
W OF YORK RD; ALSO N/S PADONIA RD,
E&W OF PROPOSED BEAVER DAM RD, OPP.
DEERECO ROAD (GENSTAR TEXAS QUARRY*
PARCELS 3A, 4A, 4B, 4C AND 4D)

8TH ELECTION DISTRICT
*
3RD COUNCILMANIC DISTRICT

BEFORE THE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

Case No. R-94-335 Cycle III, 1994

ORDER OF DISMISSAL OF PETITION

This case comes to the Board on a Petition for Reclassification filed by Robert A.

Hoffman, Esquire, on behalf of Genstar Stone Products Company, Petitioner, for zoning reclassification from M.L.-I.M. to B.M.-I.M. on property located on the Ss Galloway Avenue, 697' west of York Road; also N/s Padonia Road, E&W of proposed Beaver Dam Road, opposite Deereco Road (Genstar Texas Quarry – Parcels 3A, 4A, 4B, 4C and 4D), in the Eighth Election District of Baltimore County.

WHEREAS, Petitions for Reclassification pending on the Board's Continued Docket on the date of adoption of the Comprehensive Zoning Maps are considered to be moot; and

WHEREAS, no further action has been taken in this matter since a continuance was granted on October 19, 1994,

IT IS, THEREFORE, this _35 x day of _Schwarz, 2002, by the County Board of Appeals of Baltimore County

ORDERED that said Petition filed in Case No. R-94-335 be and the same is declared moot, and the Petition **DISMISSED**.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Charles L. Marks, Chairman



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

February 25, 2002

Robert A. Hoffman, Esquire VENABLE, BAETJER & HOWARD, LLP 210 Allegheny Avenue Towson, MD 21204

RE: In the Matter of: Genstar Stone Products Co /Texas Quarry Case No. R-94-335 / Order of Dismissal of Petition

Dear Mr. Hoffman:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the

Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco
Administrator

Enclosure

c: John H. Gease, Director of
Technical Services /Genstar
Morris & Ritchie Assoc., Inc.
Robert J. Haines, Esquire
/Board of Ed. /MS 1102-J
People's Counsel for Baltimore County
Pat Keller, Planning Director
Jeffrey Long /Planning
Lawrence E. Schmidt /Zoning Commissioner
W. Carl Richards /PDM
Arnold Jablon, Director /PDM



Petition for Reclassification

to the Board of Appeals of Baltimore County for the property located at Parcel 3, Genstar Texas Quarry, NW side

OTHER

DATE

of the intersection of York Rd. & Old Padonia Rd.

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the zone to an BM-IM zone, for the reasons given in the attached statement; Zoning Law of Baltimore County, from an ML-IM and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for: and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baligmore: County: Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. 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. Legal Owner(s): Contract Purchaser/Le Genstar Stone Products Co. (Type or Print Name) (Type or Print Name) Signature John H. Gease, Director of Technical Services (Type or Print Name) Address Signature City Zipcode <u>527-4477</u> Executive Plaza, 6th Fl Hunt Valley MD 21031 State Zincode to be contacted. Robert A. Hoffman Name 210 Allegheny Ave. Venable, Baetjer and Howard 494-6262 21204 Towson, Phone No. Address Phone No. Address OFFICE USE ONLY <u> Allegheny Ave</u> Zipcode **ESTIMATED LENGTH OF HEARING** 21204 Towson MD **Next Two Months**

REVIEWED BY:



Petition for Reclassification

to the Board of Appeals of Baltimore County

for the property located at

Parcels 3-A, 4-A, 4-B, 4-C & 4-D;

Genstar Texas Quarry NW/S of the intersection of York Rd. & Old Padonia Rd.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 (1) that the zoning status of the herein described property be reclassified, pursuant to the

Zoning Law of Baltimore County, from an MI_TM zone to an BM-TM zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

				nd affirm, under the penalties / which is the subject of this P		
Contract Purchasor/Lassoe: (Type or Print Name)			Legal Owner(s):			
			Genstar Stone Products Co.			
			(Type or Print Name) A White			
Signature			Signature By: John H. Gease, Director of			
	•			echnical Servi		
Address			(Type or Print Name)			
City	State	Zipcode	Signature			
Attorney for Pelitioner.	./		Executive Planaddress	eza, 6th Fl.	527-4477 Phone No.	
APPS	Harl		Hunt Valley	MD	21031	
John B. Howa	ard /		City Name, Address and phone r to be contacted.	State number of legal owner, contra	Zipcode ct purchaser or representati	
100 10			Robert A. Ho:	ffman	٠	
Robert A. Hoffman Venable, Baetjer and Howard			Name 210 Allegheny Ave.			
venable, bae	etjer and nowar	.a	Towson,	MD 21204	494-6262	
Address	Phone	No.	Address		Phone Na.	
210 Allegheny Ave.			·	OFFICE USE ONLY		
c _{ity} Towson	State MD	Zipcode 21204	ESTIMATED LENGTH OF HEARING			
10113011	12	of the state of th	the following dates	unevallable for Hearing		
		A. C.	\	OTHER		
lack			REVIEWED BY:		——	
			•			

Parcel 3-A

BEGINNING at a point on the south side of Galloway Avenue, 30 feet wide, at the distance of 697 feet measured westerly from the west right-of-way line of York Road, 66 feet wide. Thence the following courses and distances:

South 06° 00' 06" West 160.55 feet, South 83° 59' 54" East 369.16 feet, South 15° 51' 08" East 242.88 feet, South 80° 12' 24" West 134.36 feet, South 18° 23' 03" East 383.00 feet, South 83° 50' 20" East 146.05 feet, South 18° 23' 03" East 112.53 feet, North 84° 00' 53" West 34.77 feet, North 41° 18' 13" West 9.05 feet, South 03° 29' 04" West 35.44 feet, North 88° 17' 01" West 72.17 feet, South 00° 41' 02" East 164.05 feet, North 84° 00' 53" West 631.15 feet, North 36° 07' 01" West 98.15 feet, North 87° 57' 12" West 392.50 feet, South 20° 53' 48" East 51.42 feet, North 84° 00' 53" West 254.15 feet to the east side of the Conrail Railroad right-of-way, thence along said right-of-way, North 27° 41' 15" West 555.50 feet to the southeast right-of-way line of an existing Baltimore Gas & Electric Company right-of-way, thence along said right-of-way, three courses, North 55° 14' 55" East 50.00 feet, North 67° 57' 29" East 537.00 feet, and North 65° 05' 21" East 320.00 feet, thence leaving said right-of-way, South 83° 59' 54" East 131.33 feet, North 06° 00' 06" East 147.77 feet to the said south side of Galloway Avenue, thence along said side, South 89° 59' 45" East 122.32 feet to the place of beginning.

CONTAINING 25.892 acres of land, more or less.

BEING part of Parcel Three of the Genstar Stone Products Company property, Eighth

Election District, Baltimore County, Maryland.

George T. Keller

Registered Property Line Surveyor #67

See Revised Desc. (Rev. 4/18/91)

Parcel 4-A

BEGINNING at the intersection of the north side of Padonia Road and the west side of the proposed location of Beaver Dam Road and running thence along said Padonia Road,

South 42° 17' 01" West 53.12 feet, South 81° 33' 08" West 209.74 feet, and South 79° 59' 54" West 88.73 feet, thence leaving said Padonia Road and running North 03° 28' 19" West 788.64 feet, and South 83° 46' 29" East 432.79 feet to the said west side of the proposed location of Beaver Dam Road, thence along said west side, South 14° 12' 12" West 15.21 feet, South 75° 47' 48" East 32.00 feet, South 14° 11' 58" West 181.42 feet, South 17° 03' 57" West 61.43 feet, By a curve to the left with a radius of 684.72 feet and an arc length of 189.18 feet, By another curve to the left with a radius of 1001.93 feet and an arc length of 122.10 feet, South 05° 44' 50" East 83.54 feet, and South 01° 27' 48' East 6.31 feet to the place of beginning.

CONTAINING 6.252 acres of land, more or less.

BEING Parcel 4-A of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

George T. Keller

Parcel 4-B

BEGINNING at the intersection of the north side of Old Padonia Road and the east side of the proposed location of Beaver Dam Road, thence along said Beaver Dam Road,

By a curve to the right with a radius of 919.93 feet and an arc length of 301.32 feet, and North 14° 12' 12" East 108.25 feet, and South 86° 45' 05" East 37.21 feet, thence leaving said Beaver Dam Road, South 44° 00' 00" East 189.89 feet, By a curve to the right with a radius of 209.00 feet and an arc length of 157.15 feet, and South 00° 55' 05" East 110.08 feet to the said north side of Old Padonia Road, thence along said Old Padonia Road, South 89° 04' 55" West 50.01 feet, South 00° 55' 05" East 38.00 feet, South 89° 04' 55" West 133.93 feet, North 02° 05' 38" East 17.40 feet, North 87° 54' 22" West 50.00 feet, and North 80° 06' 08" West 49.31 feet to the place of beginning.

CONTAINING 2.092 acres of land, more or less.

BEING Parcel 4-B of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

George T. Keller

Parcel 4-C

BEGINNING at the intersection of the north side of Old Padonia Road, 30 feet wide, and the west side of Conrail Railroad right-of-way, 66 feet wide, thence along the north and west side of said Old Padonia Road,

North 84° 51' 39" West 55.81 feet, and South 27° 41' 32" East 343.82 feet, thence leaving said Old Padonia Road, South 70° 10' 00" West 89.15 feet, By a curve to the right with a radius of 120,00 feet and an arc length of 108.73 feet, North 57° 55' 00" West 110.00 feet, By a curve to the right with a radius of 270.00 feet and an arc length of 104.46 feet, North 35° 45' 00" West 145.00 feet, and By a curve to the right with a radius of 150.00 feet and an arc length of 130.78 feet to the east side of the proposed location of Beaver Dam Road, thence along said Beaver Dam Road, North 75° 47" 48" West 36.53 feet, North 14° 12' 12" East 20.33 feet, and North 59° 12' 12' East 21.21 feet to the south side of proposed Road "A", thence along said Road "A", South 75° 47' 48" East 71.55 feet, and By a curve to the left with a radius of 351.28 feet and an arc length of 256.83 feet to the said west side of the Conrail Railroad right-of-way, thence along the right-ofway. South 27° 41' 15" East 118.07 feet to the place of beginning.

CONTAINING 2.784 acres of land, more or less.

BEING Parcel 4-C of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

George T. Keller

Parcel 4-B

BEGINNING at the intersection of the north side of Old Padonia Road and the east side of the proposed location of Beaver Dam Road, thence along said Beaver Dam Road,

By a curve to the right with a radius of 919.93 feet and an arc length of 301.32 feet, and North 14° 12' 12" East 108.25 feet, and South 86° 45' 05" East 37.21 feet, thence leaving said Beaver Dam Road, South 44° 00' 00" East 189.89 feet, By a curve to the right with a radius of 209.00 feet and an arc length of 157.15 feet, and South 00° 55' 05" East 110.08 feet to the said north side of Old Padonia Road, thence along said Old Padonia Road, South 89° 04' 55" West 50.01 feet, South 00° 55' 05" East 38.00 feet, South 89° 04' 55" West 133.93 feet, North 02° 05' 38" East 17.40 feet, North 87° 54' 22" West 50.00 feet, and North 80° 06' 08" West 49.31 feet to the place of beginning.

CONTAINING 2.092 acres of land, more or less.

BEING Parcel 4-B of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

George T. Keller

Parcel 4-D

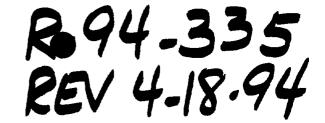
BEGINNING at the intersection of the west side of Conrail Railroad right-of-way and the southeast right-of-way line of an existing Baltimore Gas & Electric Company right-of-way, thence along said railroad right-of-way,

South 27° 41' 15" East 578.36 feet to the north side of proposed Road "A", thence binding on said Road "A", By a curve to the right with a radius of 291.28 feet and an arc length of 212.96 feet, and North 75° 47' 48" West 71.55 feet, and North 30° 47' 48" West 21.21 feet to the east side of the proposed location of Beaver Dam Road, thence along said road, By a curve to the left with a radius of 989.93 feet and an arc length of 492.84 feet to the said southeast right-of-way line of Baltimore Gas & Electric Company right-of-way, thence along said right-of-way, South 55° 14' 38" East 22.88 feet to the place of beginning.

CONTAINING 1.711 acres of land, more or less.

BEING Parcel 4-D of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

George T. Keller



Parcel 3-A

BEGINNING at a point on the south side of Galloway Avenue, 30 feet wide, at the distance of 697 feet measured westerly from the west right-of-way line of York Road, 66 feet wide. Thence the following courses and distances:

> South 06° 00' 06" West 160.55 feet, South 83° 59' 54" East 369.16 feet, South 15° 51' 08" East 242.88 feet, South 80° 12' 24" West 134.36 feet, South 18° 23' 03" East 383.00 feet, South 83° 50' 20" East 146.05 feet, South 18° 23' 03" East 112.53 feet, North 84° 00' 53" West 34.77 feet, North 41° 18' 13" West 9.05 feet, South 03° 29' 04" West 35.44 feet, North 88° 17' 01" West 72.17 feet, South 00° 41' 02" East 164.05 feet, North 84° 00' 53" West 631.15 feet, North 36° 07' 01" West 98.15 feet, North 87° 57' 12" West 392.50 feet, South 20° 53' 48" East 51.42 feet, North 84° 00' 53" West 254.15 feet to the east side of the Conrail Railroad right-of-way. thence along said right-of-way, North 27° 41' 15" West 555.50 feet to the southeast right-of-way line of an existing Baltimore Gas & Electric Company right-of-way, thence along said right-of-way. three courses, North 55° 14' 55" East 50.00 feet, North 67° 57' 29" East 537.00 feet, and North 65° 05' 21" East 320.00 feet, thence leaving said right-of-way, South 83° 59' 54" East 131.33 feet, North 06° 00' 06" East 147.77 feet to the said south side of Galloway Avenue, thence along said side, South 89° 59' 45" East 122.32 feet to the place of beginning.

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BEING part of Parcel Three of the Genstar Stone Products Company property, Eighth

Election District, Baltimore County, Maryland.

Parcel 4-A

BEGINNING at the intersection of the north side of Padonia Road and the west side of the proposed location of Beaver Dam Road and running thence along said Padonia Road,

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CONTAINING 6.252 acres of land, more or less.

BEING Parcel 4-A of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

George T./Keller

Parcel 4-B

BEGINNING at the intersection of the north side of Old Padonia Road and the east side of the proposed location of Beaver Dam Road, thence along said Beaver Dam Road,

By a curve to the right with a radius of 919.93 feet and an arc length of 301.32 feet, and North 14° 12' 12" East 108.25 feet, and South 86° 45' 05" East 37.21 feet, thence leaving said Beaver Dam Road, South 44° 00' 00" East 189.89 feet, By a curve to the right with a radius of 209.00 feet and an arc length of 157.15 feet, and South 00° 55' 05" East 110.08 feet to the said north side of Old Padonia Road, thence along said Old Padonia Road, South 89° 04' 55" West 50.01 feet, South 00° 55' 05" East 38.00 feet, South 89° 04' 55" West 133.93 feet, North 02° 05' 38" East 17.40 feet, North 87° 54' 22" West 50.00 feet, and North 80° 06' 08" West 49.31 feet to the place of beginning.

CONTAINING 2.092 acres of land, more or less.

BEING Parcel 4-B of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

George T. Keller

Parcel 4-C

BEGINNING at the intersection of the north side of Old Padonia Road, 30 feet wide, and the west side of Conrail Railroad right-of-way, 66 feet wide, thence along the north and west side of said Old Padonia Road,

North 84° 51' 39" West 55.81 feet, and South 27° 41' 32" East 343.82 feet, thence leaving said Old Padonia Road, South 70° 10' 00" West 89.15 feet, By a curve to the right with a radius of 120.00 feet and an arc length of 108.73 feet, North 57° 55' 00" West 110.00 feet, By a curve to the right with a radius of 270.00 feet and an arc length of 104.46 feet, North 35° 45' 00" West 145.00 feet, and By a curve to the right with a radius of 150.00 feet and an arc length of 130.78 feet to the east side of the proposed location of Beaver Dam Road, thence along said Beaver Dam Road, North 75° 47" 48" West 36.53 feet, North 14° 12' 12" East 20.33 feet, and North 59° 12' 12' East 21.21 feet to the south side of proposed Road "A", thence along said Road "A", South 75° 47' 48" East 71.55 feet, and By a curve to the left with a radius of 351.28 feet and an arc length of 256.83 feet to the said west side of the Conrail Railroad right-of-way, thence along the right-ofway, South 27° 41' 15" East 118.07 feet to the place of beginning.

CONTAINING 2.784 acres of land, more or less.

BEING Parcel 4-C of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

George T. Keller

Parcel 4-D

BEGINNING at the intersection of the west side of Conrail Railroad right-of-way and the southeast right-of-way line of an existing Baltimore Gas & Electric Company right-of-way, thence along said railroad right-of-way,

South 27° 41' 15" East 578.36 feet to the north side of proposed Road "A", thence binding on said Road "A", By a curve to the right with a radius of 291.28 feet and an arc length of 212.96 feet, and North 75° 47' 48" West 71.55 feet, and North 30° 47' 48" West 21.21 feet to the east side of the proposed location of Beaver Dam Road, thence along said road, By a curve to the left with a radius of 989.93 feet and an arc length of 492.84 feet to the said southeast right-of-way line of Baltimore Gas & Electric Company right-of-way, thence along said right-of-way, South 55° 14' 38" East 22.88 feet to the place of beginning.

CONTAINING 1.711 acres of land, more or less.

BEING Parcel 4-D of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

Corres T Waller

BALTIMORE COUNTY, MARYLAND

ICE OF FINANCE · REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE 6/14/94 ACCOUNT

AMOUNT 5

FOR: VALIDATION OR SIGNATURE OF CASHIER

VICTOR OF COUNTY OF CASHIER

VICTOR OF CASHIE

BALTIMORE COL	INTY, MARYLAND E-REVENUE DIVISION CASH RECEIPT	415	No. 139900
DATE 3 / -7			
CYCLE III	#7	•	
	335 AMOUNT		
FROM: 024	Angston	<u></u>	
# 080 FOR:	y in the		
141	and the second s		in the sale to
AUTION WHITE - CASHER PINK - AGENCY	VALIDATION OR SIGN		SHIER

Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

JULY 26, 1994

Genstar Stone Products Company c/o Robert A. Hoffman, Esq. 210 Allegheny Avenue Towson, Maryland 21204

Re: Case Number: R-94-335

Genstar Texas Quarry, Parcels 3A, 4A, 4C, and 4D S/S Galloway Avenue, 697' W of York Road; also N/S Padonia Road

E & W of proposed Beaver Dam Road, opposite Deerco Road

Dear Mr. Hoffman:

Attached you will find a copy of the memorandum originally forwarded to you on May 24, 1994. As noted thereon, payment 2 (your client's share of the \$4,313.40 cost of the full page ads) is now due.

Please immediately forward the following to this office:

A check made payable to Patuxent Publishing in the amount of \$331.80.

Non-payment of fees will hold your case in abeyance. If you have any questions regarding this letter, you may contact Ms. Gwen Stephens at 887-3391.

Very truly yours,

ARNOLD JABLON DIRECTOR

AJ:ggs

Per Gwen Stephens - ZADM

ALL ADVERTISING PAID FOR

CYCLE III RECLASS PETITIONS

MEMORANDUM

TO: RECLASSIFICATION PETITIONERS, ATTORNEY, AND/OR REPRESENTATIVES

FROM: ZONING ADMINISTARTION AND DEVELOPMENT MANAGEMENT 111 W. Chesapeake Avenue, Towson, Maryland 21204

RE:: PAYMENT OF POSTING AND ADVERTISING FEES - RECLASSIFICATIONS

As you are aware, all government entities should Endeavor to cut dollor out-put, misuse of labor and the proliferation of paperwork.

In the past, mandated newspaper advertising of Zoning actions was billed to Baltimore County. The processing of these ads and their subsequent bills touched several county agencies. Although, we will continue to place ads for the petitioner, in the majority of cases, Baltimore County will no longer act as a middle-man with regard to the newspaper billing.

An individual ad for your petition will run approximately one month before the scheduled hearing date. Billing for the indvidual ad, due upon receipt, will come from and should be remitted directly to the newspaper.

Cycle Reclassification Petitions are required to be heavily advertised and are now the only instance when we must again act as middle-man. The initial full-page ads, containing the particulars of all the petitions in this Cycle, will run in the July 7, 1994 and July 14, 1994 issues of the Jeffersonian.

Patuxent Publishing will bill the County an estimated \$4,600.00 for these full-page ads. This cost is charged back to the petitioners, equally divided among them. When you receive this bill from us, we ask that you immediately mail your check back to us. However, the check's payee should read Patuxent Publishing Company. In this manner, you help lower the County's cost by reducing or eliminating the purchasing, budget, and/or finance departments' involvement. Costs are also lowered as no funds will come out of the County budget to pay the advertising costs.

Briefly, your payments will be as follows:

- 1) Posting charges of \$35.00, now due. Please make check payable to "Baltimore County" and mail to Zoning Administration & Development Management.
- 2) Your share of the full page ads. Our office will forward billing to you in late July. Upon receipt, please make your check payable to "Patuxent Publishing" and mail it to Zoning Administration and Development Management.
- 3) Advertising cost for your individual ad, which will run approximately 3 to 4 weeks before your hearing. Billing for this will come directly from Patuxent Publishing and your check should be made payable to and mailed directly to Patuxent.

If you have any questions concerning this matter, please contact Gwendolyn Stephens at 887-3391.

Parcel 4-C

BEGINNING at the intersection of the north side of Old Padonia Road, 30 feet wide, and the west side of Conrail Railroad right-of-way, 66 feet wide, thence along the north and west side of said Old Padonia Road,

North 84° 51' 39" West 55.81 feet, and South 27° 41' 32" East 343.82 feet, thence leaving said Old Padonia Road, South 70° 10' 00" West 89.15 feet, By a curve to the right with a radius of 120,00 feet and an arc length of 108.73 feet, North 57° 55' 00" West 110.00 feet, By a curve to the right with a radius of 270.00 feet and an arc length of 104.46 feet, North 35° 45' 00" West 145.00 feet, and By a curve to the right with a radius of 150.00 feet and an arc length of 130.78 feet to the east side of the proposed location of Beaver Dam Road, thence along said Beaver Dam Road, North 75° 47" 48" West 36.53 feet, North 14° 12' 12" East 20.33 feet, and North 59° 12' 12' East 21.21 feet to the south side of proposed Road "A", thence along said Road "A", South 75° 47' 48" East 71.55 feet, and By a curve to the left with a radius of 351.28 feet and an arc length of 256.83 feet to the said west side of the Conrail Railroad right-of-way, thence along the right-ofway. South 27° 41' 15" East 118.07 feet to the place of beginning.

CONTAINING 2.784 acres of land, more or less.

BEING Parcel 4-C of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

George T. Keller



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

MAY 24, 1994

NOTICE OF HEARING

CASE NUMBER: R-94-335

(Genstar Texas Quarry - Parcels 3A, 4A, 4B, 4C, and 4D)
S/S Galloway Avenue, 697' W of York Road; also N/S Padonia Road,
E & W of proposed Beaver Dam Road, opposite Deerco Road
8th Election District - 4th Councilmanic
Legal Owner(s): Genstar Stone Products Company

Petition to reclassify the property's zoning from M.L.-I.M. to B.M.-I.M.

HEARING:

Wednesday, October 19, 1994 at 10:00 a.m.

LOCATION:

COUNTY COURTHOUSE, ROOM 48 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204

TO CONTINUE ON RECORD

WILLIAM T. HACKETT, CHAIRMAN

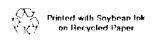
COUNTY BOARD OF APPEALS

cc: Genstar Stone Products Company

John B. Howard, Esq. and Robert A. Hoffman, Esq.

80 HAY 27 PM 2: 56

OPPORTUGING A ALPA**GC** CRANENCIA





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

August 31, 1994

Robert A. Hoffman, Esquire VENABLE, BAETJER & HOWARD 210 Allegheny Avenue Towson, MD 21204

RE: Case No. R-94-335
Genstar Stone Products Company
(Texas Quarry)

Dear Mr. Hoffman:

Pursuant to your letter of August 26th regarding the subject matter, the Board has noted both its file and docket that, on October 19, 1994 at 10:00 a.m., it is your intention to appear and request a continuance on the record for the purpose of amending to a documented site plan.

Accordingly, no testimony or evidence will be received on the merits of the Petition for Reclassification on October 19th, but rather the matter opened and continued, to be scheduled for an early morning hearing at a later date for submittal of a Documented Site Plan.

Should you have any questions, please call me at 887-3180.

Very truly yours,

Kathleen C. Weidenhammer Administrative Assistant

Morris & Ritchie Assoc., Inc.
James Earl Kraft
People's Counsel for Baltimore County
Pat Keller
Jeffrey Long
Lawrence E. Schmidt
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

BALTIMORE, MD WASHINGTON, D.C. MCLEAN, VA ROCKVILLE, MD

210 ALLEGHENY AVENUE P.O. BOX 5517 TOWSON, MARYLAND 21285-5517 (410) 494-6200 FAX (410) 821-0147

RICHARD M. VENABLE (1839-1910) EDWIN G. BAETJER (1868-1945) CHARLES MCH. HOWARD (1870-1942)

WRITER'S DIRECT NUMBER IS

(410) 494-6262

ROBERT A. HOFFMAN

August 26, 1994

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

- Cycle Zoning Reclassification Case No. R-94-335

- Legal Owner - Genstar Stone Products Company

- Property known Parcels 3-A, 4-A, 4-B, 4-C and 4-D

of the Texas Quarry

- NW/S Intersection of York Road and Old Padonia Road

Dear Mr. Hackett:

On behalf of our client, Genstar Stone Products Company, the Petitioner in the above-referenced zoning reclassification request, we are writing to request a continuance for the hearing scheduled for Wednesday, October 19, 1994 at 10:00 a.m. before the Board of Appeals.

The purpose of this request is to provide our client with some additional time to complete a Documented Site Plan which we had anticipated filing at the October 19th hearing. Accordingly, we respectfully request that a continuance be granted and that a hearing date prior to the end of the year be rescheduled at your convenience.

Sincerely,

Robert A. Hoffman

GPW\dok

cc:

John H. Gease Gwen Stephens

Peter Max Zimmerman, Esq.

HACKET14.GPW

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW

BALTIMORE, MD WASHINGTON, D.C. MCLEAN, VA ROCKVILLE, MD

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS 210 ALLEGHENY AVENUE P.O. BOX 5517 TOWSON, MARYLAND 21285-5517 (410) 494-6200

RICHARD M. VENABLE (1839-1910) EDWIN G. BAETJER (1868-1945) CHARLES MCH. HOWARD (1870-1942)

ROBERT A. HOFFMAN

WRITER'S DIRECT NUMBER IS

(410) 494-6203

February 24, 1994

FAX (410) 821-0147

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

- Cycle Zoning Reclassification Request

- Legal Owner - Genstar Stone Products Company

- Property known Parcels 3 and 4 of the Texas Quarry NW/S Intersection of York Road and Old Padonia Road

Dear Mr. Hackett:

This firm represents Genstar Stone Products Company ("Genstar"), the Petitioner in the above-referenced zoning reclassification request for property located on the northwest side of the intersection of York Road and Old Padonia Road in Cockeysville, Maryland. The subject property, which comprises approximately 40 acres, is presently zoned ML-IM. The Petitioner is requesting BM-IM zoning in accordance with the enclosed open site plan.

Pursuant to Section 2-356(b) of the County Code, the purpose of this letter is to set forth the reasons why the requested reclassification should be granted. As can be seen most clearly on the accompanying portion of the 200' Scale Zoning Map, the subject property is situated adjacent to BM zoning on both its eastern and southern boundaries. The Petitioner believes the subject site relates more consistently to these commercial uses than any industrial use. This belief is substantiated by the Hunt Valley/Timonium Redevelopment Study which clearly designates the property within the potential development/redevelopment area due to its proximity to the light rail system. With regard to the

See Revised Letter (Rev. 4/18/94)

William T. Hackett, Chairman February 24, 1994 Page 2

redevelopment area, the study calls for the "support [of] zoning changes... which will foster growth in employment, business and employee services and amenities and/or light rail usage...." More specifically, the map designating development/redevelopment areas within the Study (Map 15) shows the subject site as an area with employment or retail development potential.

Based upon its proximity to both the Light Rail, surrounding commercial uses and the existing character of the area as a commercial corridor, it is apparent that the retention of industrial zoning on the subject property was an error. In addition, because the Hunt Valley/Timonium Redevelopment Study was not completed at the time of the 1992 comprehensive rezoning, the County Council was unable to consider its findings and recommendations with regard to the subject area.

For these reasons and for such further justification as may be presented at the hearing, it is respectfully submitted that the subject property should be reclassified from ML-IM to BM-IM.

Sincerely,

Robert A / Hoffman

DOK\gpw enclosures

cc: Mr. John H. Gease

HACKETT8.GPW

R-94-335
VENABLE, BAETJER AND HOWARD REV 4/18/94
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

BALTIMORE, MD WASHINGTON, D.C. MCLEAN, VA ROCKVILLE, MD

RICHARD M. VENABLE (1839-1910) EDWIN G. BAETJER (1868-1945) CHARLES MCH. HOWARD (1870-1942) 210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(410) 494-6200
FAX (410) 821-0147

WRITER'S DIRECT NUMBER IS

ROBERT A. HOFFMAN

March 1, 1994

(410) 494-6203

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

Re:

- Cycle Zoning Reclassification Request
- Legal Owner Genstar Stone Products Company
- Property known Parcels 3-A, 4-A, 4-B, 4-C and 4-D
 - of the Texas Quarry
- NW/S Intersection of York Road and Old Padonia Road

Dear Mr. Hackett:

This firm represents Genstar Stone Products Company ("Genstar"), the Petitioner in the above-referenced zoning reclassification request for property located on the northwest side of the intersection of York Road and Old Padonia Road in Cockeysville, Maryland. The subject property, which comprises approximately 38 acres, is presently zoned ML-IM. The Petitioner is requesting BM-IM zoning in accordance with the enclosed open site plan.

Pursuant to Section 2-356(b) of the County Code, the purpose of this letter is to set forth the reasons why the requested reclassification should be granted. As can be seen most clearly on the accompanying portion of the 200' Scale Zoning Map, the subject property is situated adjacent to BM zoning on both its eastern and southern boundaries. The Petitioner believes the subject site relates more consistently to these commercial uses than any industrial use. This belief is substantiated by the Hunt Valley/Timonium Redevelopment Study which clearly designates the property within the potential development/redevelopment area due to its proximity to the light rail system. With regard to the redevelopment area, the study calls for the "support [of] zoning

William T. Hackett, Chairman March 1, 1994 Page 2

changes... which will foster growth in employment, business and employee services and amenities and/or light rail usage...." specifically, the map designating development/redevelopment areas within the Study (Map 15) shows the subject site as an area with employment or retail development potential.

Based upon its proximity to both the Light Rail, surrounding commercial uses and the existing character of the area as a commercial corridor, it is apparent that the retention of industrial zoning on the subject property was an error. In addition, because the Hunt Valley/Timonium Redevelopment Study was not completed at the time of the 1992 comprehensive rezoning, the County Council was unable to consider its findings and recommendations with regard to the subject area.

For these reasons and for such further justification as may be presented at the hearing, it is respectfully submitted that the subject property should be reclassified from ML-IM to BM-IM.

Sincerely,

Robert A. Hoffman, BY: GPW Robert A. Hoffman

DOK\qpw enclosures

cc: Mr. John H. Gease

HACKETT8.GPW

GENSTAR STONE PRODUCTS COMPANY S/s Galloway Avnue, 697' W of York Road; also N/s Padonia Road, E&W of proposed Beaver Dam Road, opposite Decreco Road (Genstar Texas Quarry -Parcels 3A, 4A, 4B, 4C and 4D) #R-94-335 Item #7, Cycle III, 1994

8th Election District 3rd Councilmanic District

From M.L.-I.M. to B.M.-I.M.

38.371 acres (5 parcels)

March 1, 1994

Petition for Reclassification filed by Robert A. Hoffman, Esquire, and John B. Howard, Esquire, on behalf of Genstar Stone Products Company, Petitioner.

John B. Howard, Esquire
Robert A. Hoffman, Esquire
VENABLE, BAETJER & HOWARD
210 Allegheny Avenue
Towson, MD 21204

Counsel for Petitioner

John H. Gease, Director of Technical Services Genstar Stone Products Company Executive Plaza, 6th Floor Hunt Valley, MD 21030

Petitioner

Morris & Ritchie Associates, Inc. 110 West Road, Suite 105 Towson, MD 21204 Engineer

James Earl Kraft /Board of Education Mail Stop #1102-J

People's Counsel for Baltimore County

Pat Keller
Jeffrey Long
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

VV

Page Wingert - esq

R-94-335 /Genstar Stone Products Company (Texas Quarry)

- 8/30/94 -Letter from R. Hoffman, Esquire, on behalf of Petitioner /intention to request continuance on record to complete Documented site Plan on scheduled hearing date of Wednesday, October 19, 1994 at 10:00 a.m.
- 8/31/94 -Letter to R. Hoffman --file and docket have been noted that matter will be opened and continued on 10/19/94 for purpose of amended to documented site plan, to be submitted in open hearing at later date. Copy to all interested parties.

^{10/19/94 -}Matter opened and continued on the record; Petitioner to request public hearing date at which time amended documented plan will be submitted to Board (date to be requested when plan is ready).

BALTIMORE COUNTY, MARYLAND

Board of Appeals of Baltimore County Interoffice Correspondence

DATE:

May 3, 2002

TO:

Arnold Jablon, Director

Permits & Development Management

Attn.: David Duvall

FROM:

Theresa R. Shelton

Board of Appeals

SUBJECT:

CLOSED APPEAL CASE FILE

The following case has been finalized and the Board of Appeals is closing the copy of the appeal case file and returning the file and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	<u>PDM FILE NUMBER</u>	<u>NAME</u>	<u>LOCATION</u>
R-94-335	R-94-335	GENSTAR STONE PRODUCT COMPANY	BEAVER DAM ROAD/ DEERECO ROAD

Attachment: SUBJECT FILE(S) ATTACHED

ZONING DESCRIPTION

Parcel 4-D

BEGINNING at the intersection of the west side of Conrail Railroad right-of-way and the southeast right-of-way line of an existing Baltimore Gas & Electric Company right-of-way, thence along said railroad right-of-way,

South 27° 41' 15" East 578.36 feet to the north side of proposed Road "A", thence binding on said Road "A", By a curve to the right with a radius of 291.28 feet and an arc length of 212.96 feet, and North 75° 47' 48" West 71.55 feet, and North 30° 47' 48" West 21.21 feet to the east side of the proposed location of Beaver Dam Road, thence along said road, By a curve to the left with a radius of 989.93 feet and an arc length of 492.84 feet to the said southeast right-of-way line of Baltimore Gas & Electric Company right-of-way, thence along said right-of-way, South 55° 14' 38" East 22.88 feet to the place of beginning.

CONTAINING 1.711 acres of land, more or less.

BEING Parcel 4-D of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.

George T. Keller

Registered Property Line Surveyor #67

Report by the
Baltimore County Planning Board
to the
Baltimore County Board of Appeals

ZONING RECLASSIFICATION PETITIONS

Cycle III, 1994

July 31,1994



Baltimore County Government Planning Board



401 Bosley Avenue Towson, MD 21204 (410) 887-3211

Fax (410) 887-5862

φυμτη βολευτ 3**94 JUL 28**

July 22, 1994

ASU UF ACCO

Mr. William T. Hackett, Chairman County Board of Appeals Courthouse Towson, Maryland 21204

Dear Mr. Hackett:

Enclosed herewith is the report containing the County Planning Board's recommendations regarding the zoning reclassification petitions in Cycle III, 1994.

After full discussion in the Committee meeting on July 7, 1994, the Report was adopted by the Planning Board in its monthly meeting on July 21, 1994, and is hereby published and submitted in accordance with County Code Section 2-356(f).

Sincerely,

Pat Keller

Secretary to the Planning Board

PK/TD/mjm LTRS/PZONE/TXTMJM

Enclosure

cc: Merreen E. Kelly, Administrative Officer Peter Max Zimmerman, People's Counsel



ZONING RECLASSIFICATION PETITIONS

Cycle III, 1994

Report by the Baltimore County
Planning Board
to the

Baltimore County Board of Appeals

July 31, 1994

Baltimore County
Office of Planning and Zoning
Towson, Maryland

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Appendix A: Excerpt from Baltimore County Code, 198880

INTRODUCTION

Under the provisions of Section 2-356(e), <u>Baltimore County Code</u>, <u>1988</u>, (see Appendix A), the Director of Planning and Zoning is required to submit to the Planning Board, during Period 1 of each zoning cycle, a report on the petitions accepted by the County Board of Appeals for filing during the previous zoning cycle. The report is to contain the following information:

- 1. Maps showing properties under petition and the reclassifications sought therefore; such maps may also identify groups of such properties located close to each other and show other indications of the inter-relation of petitions with respect to planning considerations.
- 2. Recommendations on the petitions.
- 3. Supporting data for the recommendations, including any pertinent data and recommendations submitted by other County agencies.
- 4. Recommendations for scheduling of all hearings (to be held during the next Period IV, prepared in consultation with the County Board of Appeals).

The thirteen petitions in the current cycle have been reviewed by the planning staff, and the following pages report the Office of Planning and Zoning staff's analyses and recommendations. The process of formulating these recommendations included: staff inspections of each site; a review of the policies and statements in the current Baltimore County Master Plan; and a review of files from the preparation and adoption of the 1992 Comprehensive Zoning Map. Comments also were requested from other county agencies including the Board of Education, the Department of Environmental Protection and Resource Management, the Fire Department, the Police Department, the Department of Public Works, the Department of Recreation and Parks, and the Bureau of Traffic Engineering.

In reaching its decision on each petition, the Board of Appeals is required to use the standards in Section 2-356(j) of the County Code. During the first cycle following a Comprehensive Zoning Map Process, Section 2-356(k) further limits the Board's authority to granting reclassifications only where the Board finds that the change is warranted upon consideration of the specified factors and also if "the last classification of the property [i.e., by the County Council's vote on October 15, 1992] was established in error." The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation.

CYCLEA/PZONE/CYCLE

The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation. The staff's review of each petition, however, did take into consideration the manner in which the Comprehensive Zoning Map Process is structured, and was conducted during 1991-92, to minimize the likelihood that relevant properties would inadvertently be omitted from consideration along with the Issues otherwise raised.

Obviously, each property that was raised as an Issue received separate consideration, especially properties that were sequestered from separate voting by the Planning Board and/or the County Council. In addition, after the close of the Open Filing Period, the planning staff reviewed each Issue in relation to neighboring properties to determine whether any other properties should also be raised as Issues for consideration at this time. Wherever, in the staff's judgment, action on an already-filed Issue would require or advise a change in the zoning of a neighboring property or properties, those also were raised as Issues. If, in the opinion of the staff, the current zoning in the vicinity would continue on the Issue, no additional Issues were raised. The County Council and Planning Board had the same opportunity to raise an Issue during their respective filing periods.

PETITIONS FOR RECLASSIFICATION CYCLE III, 1994

Assigned Hearing Dates County Board of Appeals Page 1 of 2

Week of September 12, 1994

Item #1, Case No. R-94-329
 Masters-Severe, Inc. /Legal Owner
 Village Sound Company, Inc. /Contract Purchaser
Tuesday, September 13, 1994 @ 10:00 a.m.

Week of September 19, 1994

Week of September 26, 1994

Item #3, Case No. R-94-331

Morningside Six Limited Partnership
Wednesday, September 28, 1994 @ 10:00 a.m.

Week of October 3, 1994

Item #4, Case No. R-94-332

Baltimore Gas & Electric Company, Inc. AND
Baltimore County, Maryland AND CSX Transportation,
Inc. /Legal Owners
Nace, Inc. /Contract Purchaser
Tuesday, October 4, 1994 @ 10:00 a.m.

Item #5, Case No. R-94-333

Hico Park M Limited Partnership
Thursday, October 6, 1994 @ 10:00 a.m.

Week of October 10, 1994

Item #6, Case No. R-94-334

Baltimore Gas & Electric Company, Inc.
Wednesday, October 12, 1994 @ 10:00 a.m.

Cycle III, 1994
Assigned Hearing Dates
County Board of Appeals
Page 2 of 2

Week of October 17, 1994

Item #7, Case No. R-94-335
 Genstar Stone Products Company
Wednesday, October 19, 1994 @ 10:00 a.m.

Week of October 24, 1994

Item #8, Case No. R-94-336
Stebbins-Andersen Company, Inc.
Tuesday, October 25, 1994 @ 10:00 a.m.

Item #9, Case No. R-94-337
Genstar Stone Product Company
Thursday, October 27, 1994 @ 10:00 a.m.

Week of October 31, 1994

Week of November 14, 1994

Item #11, Case No. R-94-339
 The Giles Building & Development Company
Tuesday, November 15, 1994 @ 10:00 a.m.

Week of November 28, 1994

Item #12, Case No. R-94-340
Savino Bollino and Rose Bollino
Wednesday, November 30, 1994 @ 10:00 a.m.

Week of December 5, 1994

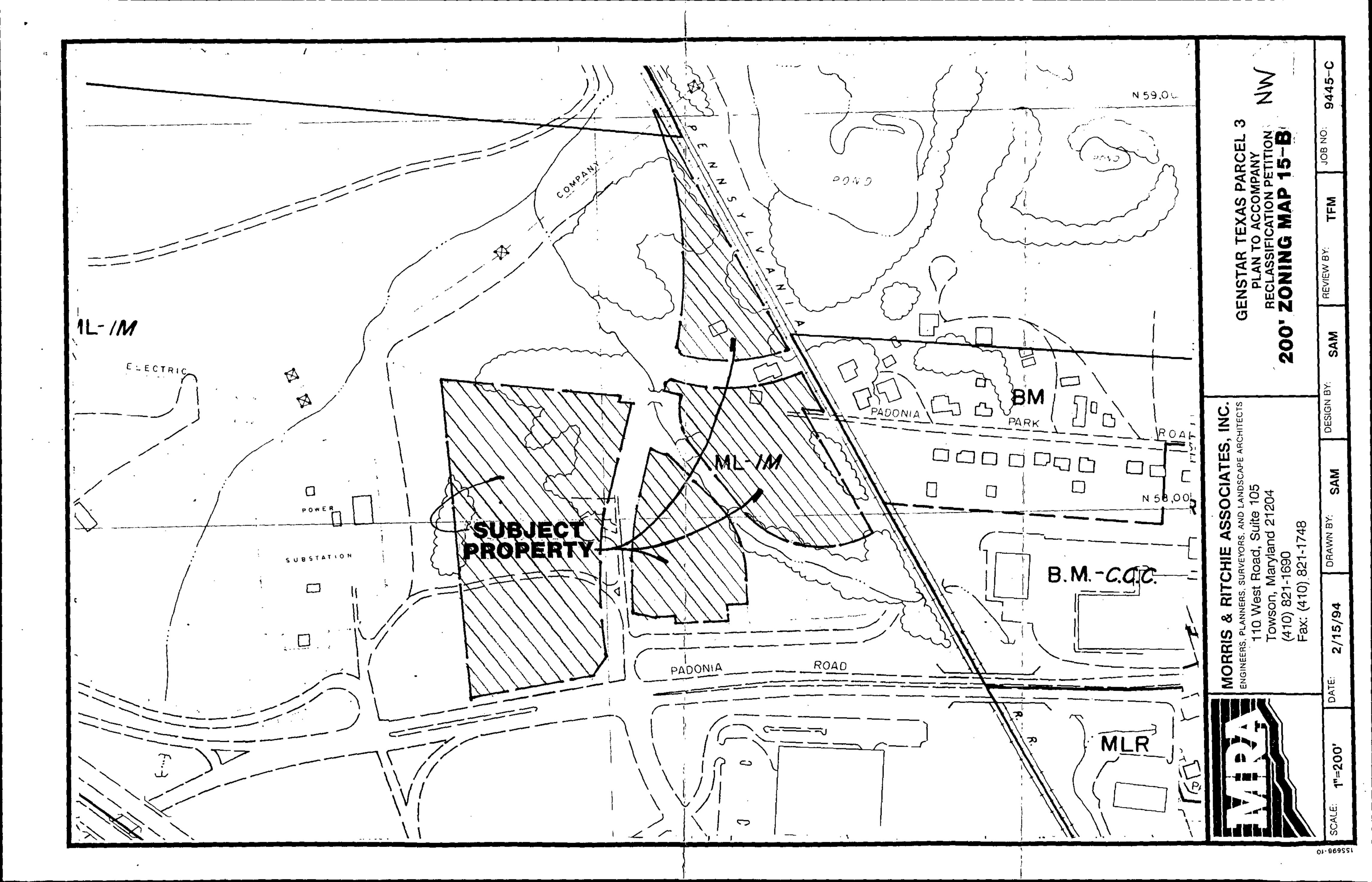
Item #13, Case No. R-94-341
Gerald D. Sherman & Roger A. Spero
Tuesday, December 6, 1994 @ 10:00 a.m.

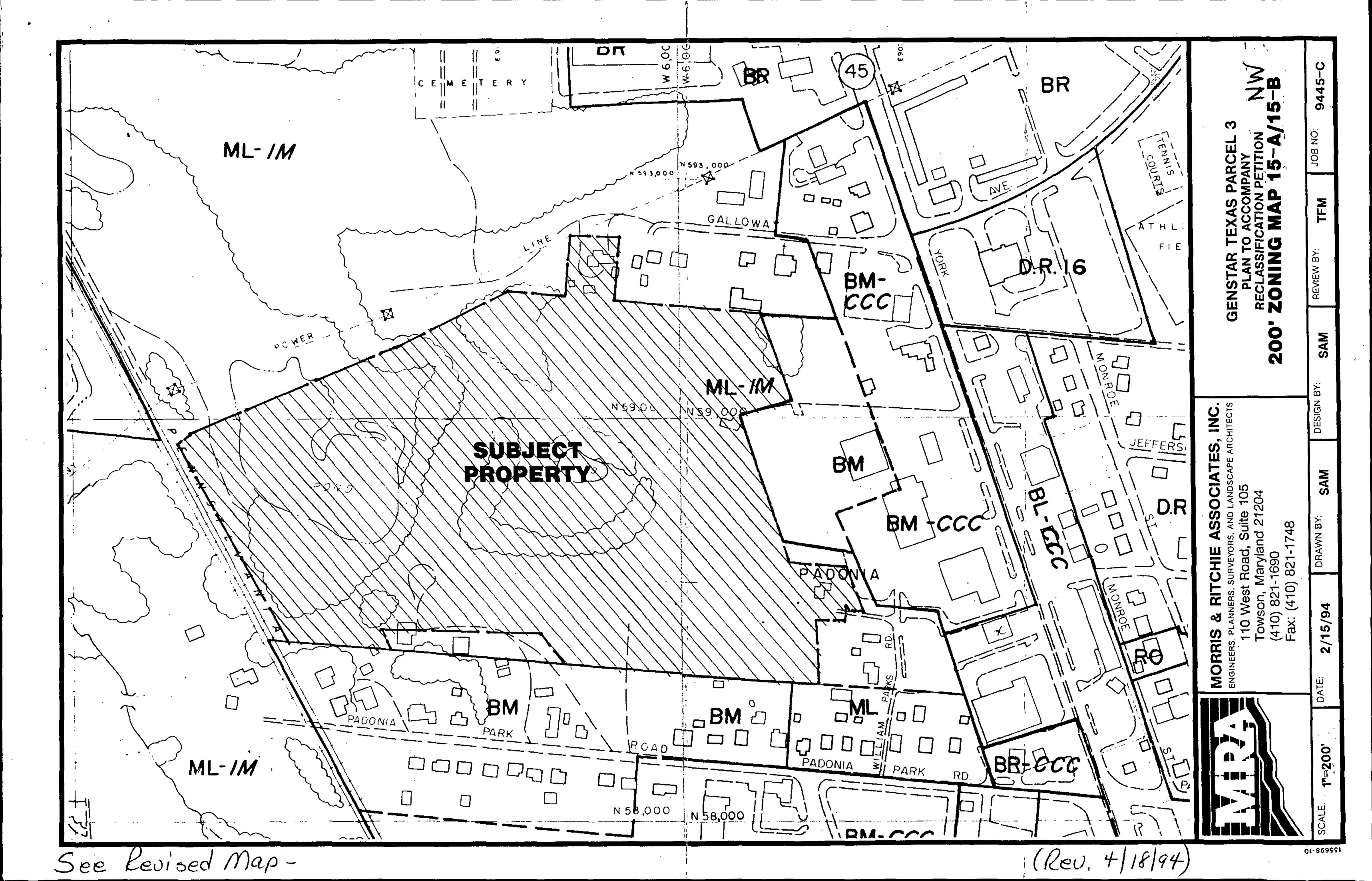
BALTIMORE COUNTY, MARYLAND

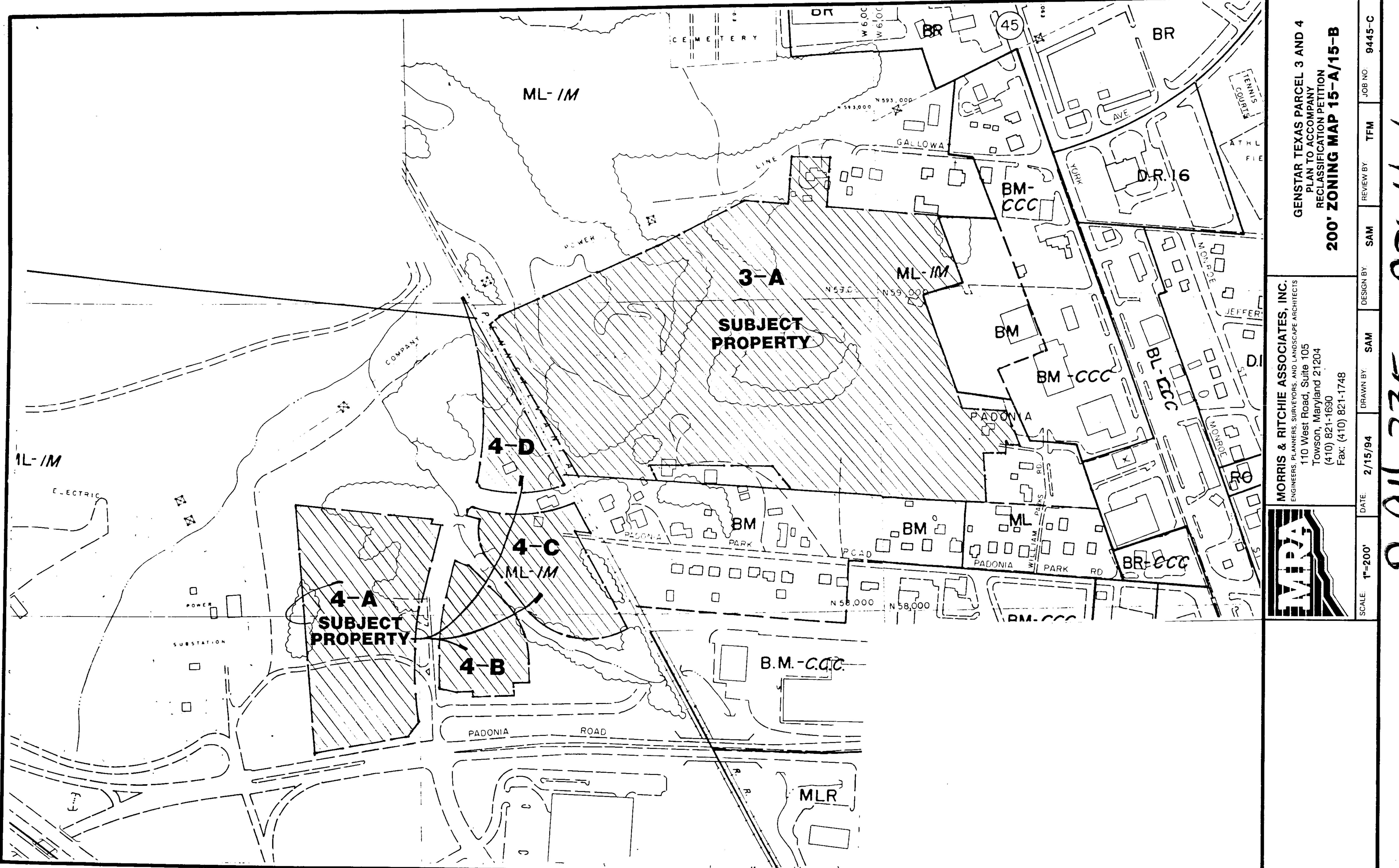
Recommendations of the Office of Planning and Zoning July 31, 1994

Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 1 Masters-Severe, Inc.	Southwest side of Reisterstown Road, 400' southeast of Sunset Road (#11418 Reisterstown Road)	. 4	R.O.	B.L.	R.O.
Item No. 2 C & E Realty Company	Northeast side of Reisterstown Road	14.54	D.R. 16	В.М.	D.R. 16
Item No. 3 Morningside Six Limited Partnership	Northwest side of Pleasant Ridge Drive, 360' northeast of Reisterstown Road	6.4	D.R. 16	B.L.	D.R. 16
Item No. 4 Baltimore Gas & Electric Company, Inc. and Baltimore County, MD & CSX Transportation, Inc.	West side of Owings Mills Boulevard, north and south of Bonita Avenue	26.83	D.R. 1	M.LI.M.	D.R. 1
Item No. 5 Hico Park M Limited Partnership	West side York Road, 97' south of the centerline of Ridgebrook Road	113.0	M.L. M.L.R.	D.R. 5.5	M.L. M.L.R.
Item No. 6 Baltimore Gas & Electric Company, Inc.	Southwest corner of York and Warren Roads	1.76	M.LA.S. M.LI.M. B.RA.S.	B.RA.S. B.RI.M.	M.LA.S. M.LI.M. B.RA.S.

 Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 7 Genstar Stone Products Company	South side of Galloway Avenue, 670' west of York Road, north side of Padonia Road, and eas and west of proposed Beaver Dam Road	38.3 t	M.LI.M.	B.MI.M.	M.LI.M.
Item No. 8 Stebbins-Anderson Company, Inc.	Southwest corner of Timonium and Aylesbury Roads (21 West Timonium Roa	14.6 d)	M.LI.M.	B.RI.M.	M.LI.M.
Item No. 9 Genstar Stone Products Company	Northwest corner of Pulaski Highway and White Marsh Boulevard, and southeast side of Philadelphia Road	205.8	M.LI.M. M.HI.M.	B.RI.M.	M.LI.M. M.HI.M.
Item No. 10 Janet Terry	Southeast side of Pulaski Highway, 1915' southwest of the centerline of Mohrs Lane	11.85	M.LI.M. M.LA.S.	B.RI.M.	M.LI.M. M.LA.S.
Item No. 11 The Giles Building and Development Company	North side of Race Road, 95' west of the centerline of Yellow Brick Road	. 94	M.LI.M.	B.L.	M.LI.M.
Item No. 12 Savino Bollino & Rose Bollino	Southeast side of Pulaski Highway, 300' southwest of the centerline of Rossville Bouleva	4.3 rd	B.R. M.LA.S. M.LI.M.	B.RI.M. B.RA.S.	B.R. M.LA.S. M.LI.M.
Item No. 13 Gerald D. Sherman & Roger A. Spero	Northeast and southwest side of Gladway Road, 1150' north of Bengies Road and 2390' southeast of Bird River Road	51.6	D.R1 M.LI.M. M.HI.M.	D.R. 3.5	D.R. 1 M.LI.M. M.HI.M.







R-94-335 Bev 4/18/9

