IN RE: PETITION FOR SPECIAL HEARING SW/S South Dolfield Road, 370.16' W of the c/l Painters Mill Road (10214 South Dolfield Road) 3rd Election District 4th Council District Jayand Enterprises, LLC Petitioners	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-161-SPH *

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Jayand Enterprises, LLC, through their attorney, J. Carroll Holzer, Esquire. The Petitioners request a special hearing to approve a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), of Section 517.2 (510.2) of the Baltimore County Building Code and Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code (B.C.C.), to permit construction of a building addition and related sidewalks and parking in a riverine floodplain. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Ronald W. Hux, President of Jayand Enterprises, LLC, property owners; Edwin S. Howe, Professional Engineer with KCW Engineering Technologies, Inc., the consultants who prepared the site plan; and, J. Carroll Holzer, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located with frontage on South Dolfield Road, west of Painters Mill Road in the Owings Mills Industrial Park. The property contains a gross area of 76,373 sq.ft. more or less, zoned M.L.-I.M. and is improved with a one-story office supply store and related parking area.

The property was formerly the site of the "Old Owings Mills Post Office" but was acquired by the Petitioners several years ago and is used in conjunction with their office supply business. The Petitioners are desirous of constructing a 7,310 sq.ft. addition on the west side of the existing building to accommodate the company's growing business. However, because the property abuts the Gwynns Falls to the rear, a portion of the site is located within a riverine floodplain. The site plan shows this floodplain area and its impact on the subject property. Although the existing building and proposed improvements are largely located outside that area, two small corners of the proposed addition will be located within the floodplain. Thus, the requested relief is necessary.

Based upon the testimony and evidence offered, I am persuaded that the Petitioners have met the requirements set out in Section 26-670 of the Baltimore County Code for waiver relief to be granted. I find that a grant of the relief will not adversely impact the floodplain and that a denial of the request would result in a hardship upon the applicant. In sum, I am persuaded that a grant of the relief is appropriate in this instance.

Pursuant to the advertisement posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of December, 2002 that the Petition for Special Hearing seeking approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) of Section 517.2 (510.2) of the Baltimore County Building Code and Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code (B.C.C.), to permit construction of a building addition and related sidewalks and parking in a riverine floodplain, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

12/11/02

2) Compliance with the Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated November 6, 2002, a copy of which is attached hereto and made a part hereof.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/19/02
By

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

December 12, 2002

J. Carroll Holzer, Esquire
508 Fairmount Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SW/S South Dolfield Road, 370.16' W of the c/l Painters Mill Road
(10214 South Dolfield Road)
3rd Election District – 4th Council District
Jayand Enterprises, LLC - Petitioners
Case No. 03-161-SPH

Dear Mr. Holzer:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Ronald W. Hux, President, Jayand Enterprises, LLC
30 New Plant Court, Owings Mills, Md. 21117
Mr. Edwin S. Howe, KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101, Baltimore, Md. 21244
DEPRM; People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

FLOOD PLAIN

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10214 South Dolfield Rd.
which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and 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 for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

JAYAND ENTERPRISES, L.L.C.
Name - Type or Print

Signature

RONALD W HUX, PRES.
Name - Type or Print

Signature

30 NEW PLANT COURT — 363-2600
Address — Telephone No.

OWINGS MILLS, MD. — 21117
City — State — Zip Code

Attorney For Petitioner:

J. CARROLL HOLZER, P.A.
Name - Type or Print

Signature

HOLZER + LEE
Company

508 FAIRMOUNT AVE
Address — Telephone No.

TOWSON, MD — 21286 — 410-825-6961
City — State — Zip Code

Representative to be Contacted:

KCW ENGINEERING TECH., INC.
Name

3104 TIMANUS LANE, Suite 101
Address — Telephone No.

BALTO. MD. — 21244 — 410-281-0033
City — State — Zip Code

ORDER RECEIVED
DATE 9/15/98
BY

Case No. 03-161-SPH

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2:00 hrs

UNAVAILABLE FOR HEARING

Reviewed By — Date 9-30-02

Attachment 1
PETITION FOR SPECIAL HEARING

CASE NO:_____

Address: 10214 South Dolfield Road

Legal Owner: Jayand Enterprises, L.L.C.

Present Zoning: ML-IM

REQUESTED RELIEF:

To approve a waiver pursuant to BCZR Sec. 500.6, Baltimore County Building Code Sec. 517.2 (510.2) and Baltimore County Code Sections 26-276, 26-670 & 26-172 (a) (3) to permit the construction of the building addition and associated sidewalks and parking in a riverine floodplain.

For Additional Information Contact:

J. Carroll Holzer, PA
Holzer and Lee
508 Fairmount Ave.
Towson, MD 21286

(410) 825-6961
Fax: (410) 825-4923

161

ORDER RECEIVED FOR FILING
Date 12/10/02
By

KCW
ENGINEERING
TECHNOLOGIES

KCW Engineering Technologies, Inc.
3106 Lord Baltimore Drive, Suite 110
Baltimore, MD 21244

(410) 281-0030
Fax (410) 298-0604
www.KCW-ET.com

William K. Woody
President and CEO

Douglas L. Kennedy
Senior Vice President

J. Peter McDonnell
Vice President

Ronald J. Lind
Associate Vice President

Edwin S. Howe, III
Associate Vice President

Joseph P. Wood
Associate

Reginald C. Roberts
Associate

Re: Jayand Enterprises, LLC
10214 S. Dolfield Rd.
Owings Mill, Maryland

Zoning Description

BEGINNING for the same at point in the southwest right of way line of South Dolfield Road, 70.00 feet wide, as shown on Plat of Parcel "D", Section 2 of "Owings Mills Industrial Park" recorded among the Land Records of Baltimore County in Plat Book R.R.G No. 29 folio 14, said point being situated 180.42 feet from the southwest end of curve No. 6 as shown on the said plat and also being situated N 59 degrees 22 minutes 24 seconds E 370.16 feet from the center line intersection of South Dolfield road and Painters Mill road; thence leaving point of beginning and the southwest right of way line

1 South 33 degrees 51 minutes 34 seconds West 350.40 feet to a point on the northeast side of and 80 foot drainage and utility easement as shown on the said plat; thence running with and binding on the northeast side of said easement

2 North 54 degrees 00 minutes 19 seconds West 221.18 feet to a point at the beginning of the third line described in the conveyance from Monumental Enterprises, Inc. to Johnson Service Company by deed recorded among the Land Records of Baltimore County in Liber 5191 folio 462, dated June 1, 1971; thence binding on the said third line

3 North 33 degrees 56 minutes 04 seconds East 342.17 feet to a point on the said right of way line of South Dolfield Road, thence binding on the said southwest side

4 South 56 degrees 08 minutes 26 seconds East 210.42 feet to the place of beginning. Containing 1.753 acres of land more or less.

BEING the same property as described in a deed dated January 12, 2001 from United States Postal Service to Jayand Enterprises LLC, and recorded among the land records of Baltimore County, Maryland in Liber 14945 Folio 453. Also being known as 10214 South Dolfield Rd, Owings Mills. And located in the Third Election District.

8/19/02

STATE OF MARYLAND
WILLIAM KENNETH WOODY
No 10724
REGISTERED
PROFESSIONAL LAND SURVEYOR

161

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 14001
03-161-SPH

DATE 9-30-02 ACCOUNT R-001-006-6150

AMOUNT $ 250.00

RECEIVED FROM: J Carroll Holzer, PA.

FOR: Commercial Special Hearing filing fee for 10214 S. Dolfield Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME
9-30-2002 14:50:00 11:57:57
CASHIER VAL: DBR DBR DRAWER
RECEIPT # 107348 R001R001 JLM
R 535 COMM. REFUNDS
AMT. 250.00
RECEIVED FOR 250.00
BALANCE DUE 0.00
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #03-161-SPH
10214 S. Dolefield Road
SE/S of S. Dolefield Road, 370' +/- NW centerline Painters Mill Road
4th Election District - 4th Councilmanic District
Legal Owner(s): Jayand Enterprises, Ronald Hux, 30 New Plant Court, Owings Mills 21117

Special Hearing: to approve a waiver to permit the construction of the building addition and associated sidewalks and parking in a riverine floodplain.

Hearing: Friday, Nov. 5, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

10/426 Oct. 31 C571601

CERTIFICATE OF PUBLICATION

10/31/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/31/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 03-161-SPH

Petitioner/Developer HUX, ETAL
HOLZER & LEE

Date of Hearing/Closing 11/15/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #10214 - S. DOLFIELD RD.

The sign(s) were posted on 10/28/02
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe Sr 10/28/02
(Signature of Sign Poster and Date)

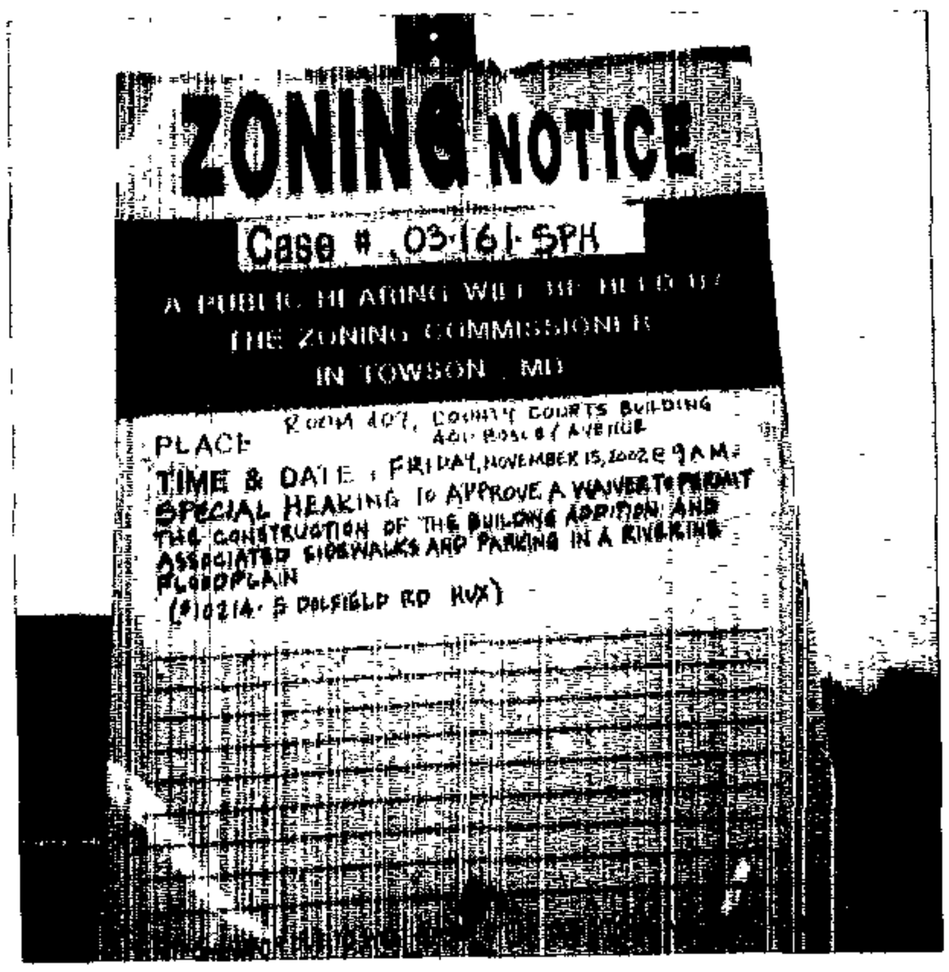
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410 905-8571
(Telephone Number)

4" brand fax transmittal memo 7671 | # of pag
To BETTY at DEPI | From O'KEEFE
Co ZONING COMM | Co
Dept | Phone #
Fax # 887-3468 | Fax #



03-161-SPH
#10214 S. DOLFIELD RD.
HUX - HOLZER 11/15/02

RE:	PETITION FOR SPECIAL HEARING 10214 South Dolefield Road 370' +/- NW of ctrl of Painters Mill Rd. 4th Election District 4th Councilmanic District Legal Owner: Jayand Enterprises, LLC Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-161-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of October, 2002, a copy of the foregoing Entry of Appearance was mailed to KCW Engineering Tech., Inc., 3104 Timanus Lane, Suite 101, Baltimore, MD 21244; and to J. Carroll Holzer, P.A., HOLZER & LEE, 508 Fairmount Ave., Towson, MD 21286 Attorney for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

LAWRENCE E. SCHMIDT GVC
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink on Recycled Paper

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 03-161-SPH

Petitioner: Jayand Enterprises, LLC

Address or Location: site 10214 South Dolfield Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: KCW Engineering Tech, Inc

Address: 3104 Timanus Lane, Suite 101
Balto, Md, 21244

Telephone Number: 410-281-0033

Revised 2/20/98 - SCJ

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 8, 2002

J. Carroll Holzer
Holzer & Lee, P.A.
508 Fairmount Avenue
Towson, MD 21286

Dear Mr. Holzer:

RE: Case Number: 03-161-SPH, 10214 South Dolefield Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 30, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
Jayand Enterprises, LLC, Ronald W. Hux, President, 30 New Plant Court,
Owings Mills 21117
KCW Engineering Technologies, Inc., 3104 Timanus Lane, Ste. 101, Baltimore 21244

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 15, 2002

ATTENTION: George Zahner

Distribution meeting: 10/15/02

Location:

Item No. 161

Dear Mr. Zahner:

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.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management

DATE: October 30, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 21, 2002
Item No. 159, 160, 161, 162, 163, 164,
165, 166, 167, 168, 169, 170, and 172

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS/TGT

DATE: 11/06/02

SUBJECT: Zoning Item 161
Address 10214 South Dolefield Road (Jay And Enterprises)

Zoning Advisory Committee Meeting of 10/15/02

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

__X__ Additional Comments:

Need a Forest Buffer Variance

Reviewer: Betty Kelley Date: 10/29/02

Ap 11/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: October 30, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-161, & 03-182**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A Cunningham

Section Chief: Lyn Lanham

AFK/LL:MAC

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.11.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 161 JJS

Dear. Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
RONALD HUX	30 NEW PLANT CT.	OWINGS MILLS MD 21117	RUH@DOUMAN.COM
EDWIN S. HOWE	3106 LORD BALTIMORE DR. SUITE 110	BALTIMORE, MD, 21244	NHOWE@KCW-ET.COM
J. Carroll Holzer			

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

MDP
Maryland Department of Planning

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

October 16, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 10/21/02 re: case numbers 03-159-SPHA, 03-160-SPH, 03-161-SPH, 03-162-A, 03-163-A, 03-164-A, 03-165-A, 03-166-A, 03-167-A, 03-168-A, 03-169-A, 03-170-A03-172-A**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 10/15/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

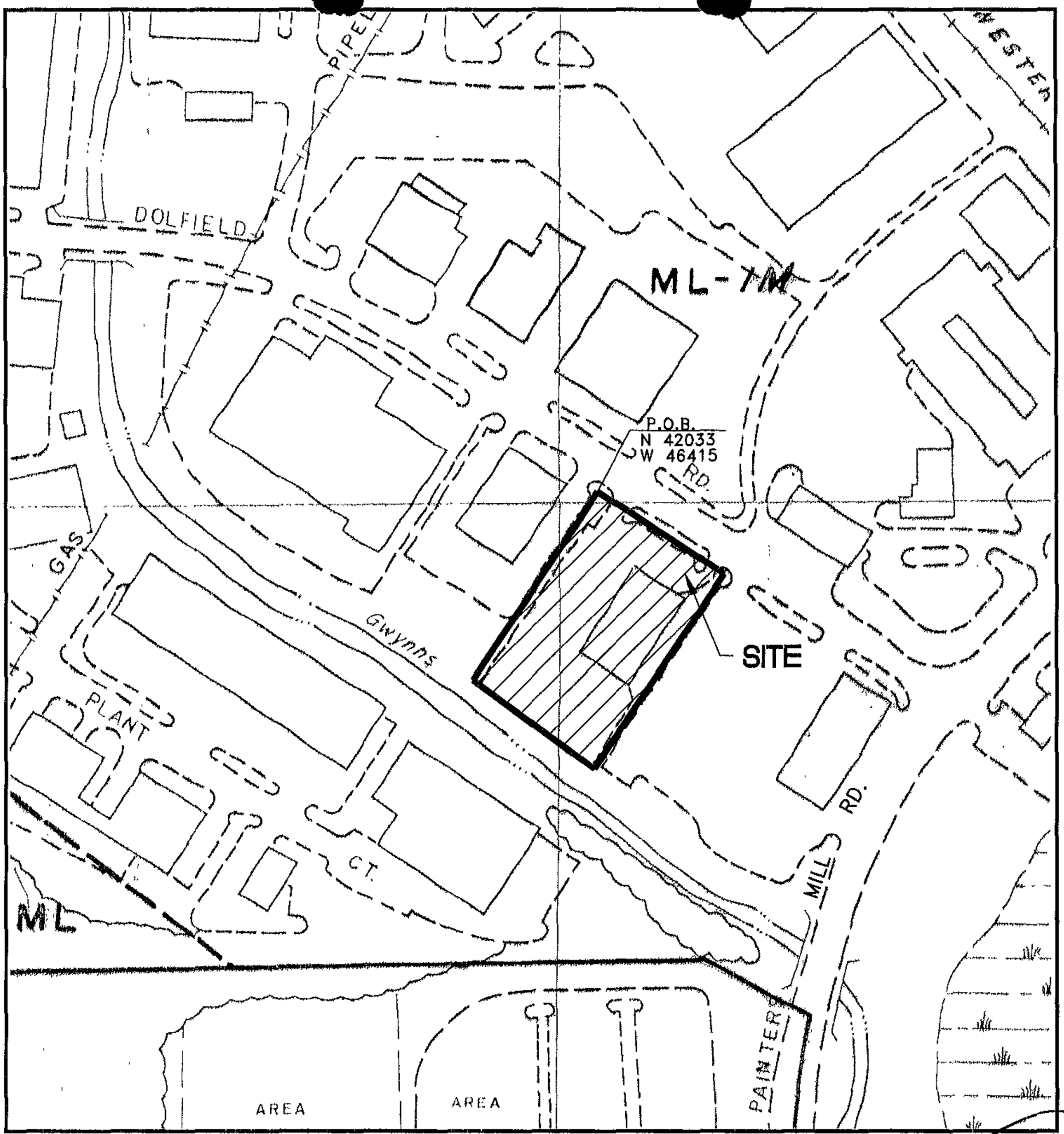
Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

RECEIVED
OCT 21 2002
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

301 West Preston Street • Suite 1101 • Baltimore, Maryland 21201-2365
Telephone: 410.767.4500 • Fax: 410.767.4480 • Toll Free: 1.877.767.6272 • TTY Users: Maryland Relay
Internet: www.MDP.state.md.us



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

OFFICIAL ZONING MAP N.W. 11-H (COPY)

#1 Le

KCW ENGINEERING TECHNOLOGIES

KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com

PLAT TO ACCOMPANY PETITION
for ZONING SPECIAL HEARING
JAYAND ENTERPRISES, L.L.C.

10214 S. DOLFIELD RD.
OLD POST OFFICE @ S. DOLFIELD RD.

BALTIMORE CO., MARYLAND ELECTION DISTRICT – 04
SCALE: 1"= 200' COUNCILMANIC DISTRICT – C4

JJS
Intake Planner

9/27/02
Date Assigned

DR

DROP-OFF PETITIONS PROCESSING CHECK-OFF

☑ **Two Questions Answered on Cover Sheet:**
Any previous reviews in the zoning office?
Any current building or zoning violations on site?

☑ **Petition Form Matches Plat in these areas:**
✓ Address
✓ Zoning
✓ Legal Owner(s)
N/A Contract Purchaser(s)
✓ Request (if listed on plat)

☑ **Petition Form (must be current PDM form) is Complete:**
Request:
✓ Section Numbers
✓ Correct Wording (must relate to the code, especially floodplain and historical standard
✓ wording. Variances must include the request in lieu of the required code quantities.
✓ Hardship/Practical Difficulty Reasons
OK * Legal Owner/Contract Purchaser:
Signatures (originals)- what's his title = Pres.!
Printed/Typed Name and Title (if company)
Attorney (if incorporated)
Signature/Address/Telephone Number of Attorney

☑ **Correct Number of Petition Forms, Descriptions and Plats**

☑ **200 Scale Zoning Map**

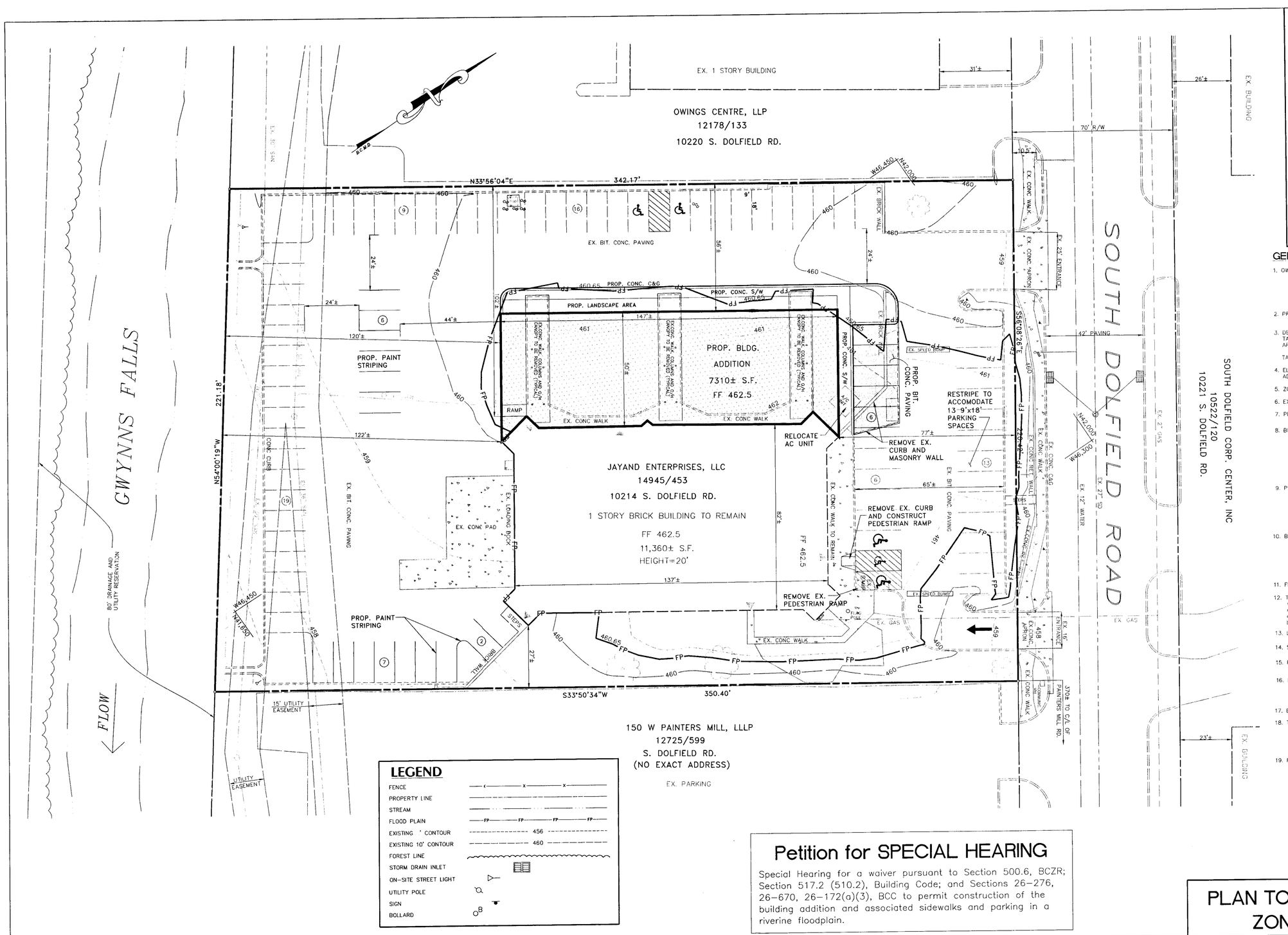
☑ **Check:** Amount Correct? Signed?

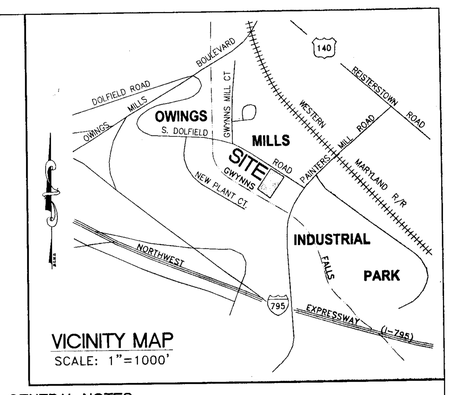
☐ **ZAC Plat Information:**
✓ Location (by Carl) SE/S S. Dolfield Rd. approx. 350' NW Painters Mill Rd.
Zoning: ML-IM Acreage: 1.75 Previous Hearing Listed With Decision
Election District 4 Councilmanic District 4 Case # n/a
Check to See if the Subject Site or Request is:
✓ CBCA
✓ Floodplain
✓ Elderly
✓ Historical
✓ Pawn Shop
✓ Helicopter
*If Yes, Print Special Handling Category Here
*If No, Print No

#161
Item Number Assigned

9-30-02
Date Accepted for Filing

WCR/SCJ – 9/5/00





VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

1. OWNER/DEVELOPER: JAYAND ENTERPRISES, L.L.C.
30 New Plant Court
Owings Mills, Maryland 21117
Attn.: RON HUX
Tele: 410-363-2600
Fax: 410-363-7922

2. PROPERTY LOCATION: 10214 South Dolfield Road
Owings Mills, Maryland 21117

3. DEED: 14945/ 453
TAX ACCOUNT NO.: 1600014238, 1600014239
AREA: 1.75 Ac.
76,373± S.F.
TAX MAP: 67 p.361

4. ELECTION DISTRICT: 04
ADC MAP No.: 24 H-4

5. ZONING: ML-IM (Per 1"=200' Zoning Map N.W. 11-H).

6. EXISTING LAND USE: Existing 1-story office supply store and associated parking.

7. PROPOSED LAND USE: Existing 1-story office supply store with proposed building addition for offices and associated parking.

8. BUILDING :

Ex. Building Area (Retail)	11,360 s.f.
Prop. Building Addition Area (Office)	7,310 s.f.
Total Building Area	18,670 s.f.
Ex. Building Height	20 ft
Prop. Building Addition Height	20 ft
Maximum Height permitted:	unlimited.

9. PARKING

Total parking spaces required:	11,360 s.f. * 5.0 p.s./1000 s.f. = 57 p.s.
	7,310 s.f. * 3.3 p.s./1000 s.f. = 25 p.s.
Total parking spaces required:	= 82 p.s.
Total parking spaces provided:	= 84 p.s. (incl. 4 hc)

10. BUILDING SETBACKS:
From S. Dolfield Road Right-of-Way:

	Minimum Required	Existing	Proposed
Front:	25'	77'	77'
Side:	30'	27'	56'
Rear:	30'	122'	120'

11. FLOOR AREA RATIO: 18,670 sf/76,373 sf = 0.24 < 2.0

12. There are no known historic buildings, archaeological sites, endangered species habitats, wells, septic systems, underground storage tanks or hazardous material sites located on this property. There are no significant views or site features that may affect the development proposal. There are no significant regulated plant or wildlife communities based upon DEPRM and DNR data.

13. Lighting: Proposed lights shall be shielded to minimize glare.

14. Storm Water Management: variance will be requested to allow payment of a fee-in lieu to the stormwater management fund.

15. PREVIOUS ZONING CASES:
No known previous zoning cases for subject property

16. PREVIOUS COMMERCIAL PERMITS:

Date	Permit #	Work
2-12-01	P440962	Boiler with 1 1/2" pipe
	E051920	Listed but not found

17. BOUNDARY: Boundary shown hereon was compiled from available deeds and plats.

18. TOPOGRAPHY: The existing topography shown hereon is based upon topographic survey performed by KCW Engineering Technologies, Inc. in 1/2002. Coordinates shown hereon are based on Baltimore County Metropolitan District (BCMD) coordinate system. Elevation shown hereon are based on NGVD29 Vertical Datum.

19. FLOODPLAIN: The 100-yr floodplain shown hereon is based upon Baltimore County DPW "Report on Gwynns Falls Flood Plain Study" performed by Baker- Wibberley & Associates in July 1975 (Plate 64). CWSEL is 460.65 in location of proposed addition and based on NGVD29 Vertical Datum.

LEGEND

FENCE	—x—x—
PROPERTY LINE	
STREAM	
FLOOD PLAIN	—FP—FP—FP—FP—
EXISTING ' CONTOUR	456
EXISTING 10' CONTOUR	460
FOREST LINE	
STORM DRAIN INLET	
ON-SITE STREET LIGHT	
UTILITY POLE	
SIGN	
BOLLARD	

Petition for SPECIAL HEARING

Special Hearing for a waiver pursuant to Section 500.6, BCZR; Section 517.2 (510.2), Building Code; and Sections 26-276, 26-670, 26-172(a)(3), BCC to permit construction of the building addition and associated sidewalks and parking in a riverine floodplain.

03-161-SPH
11/15/02

PLAN TO ACCOMPANY PETITION for ZONING SPECIAL HEARING

KCW ENGINEERING TECHNOLOGIES
KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER
5/23/02

DEVELOPER:
JAYAND ENTERPRISES LLC
30 New Plant Court
Owings Mills, Maryland 21117
Attn: Ron Hux
Tele: (410) 363-2600

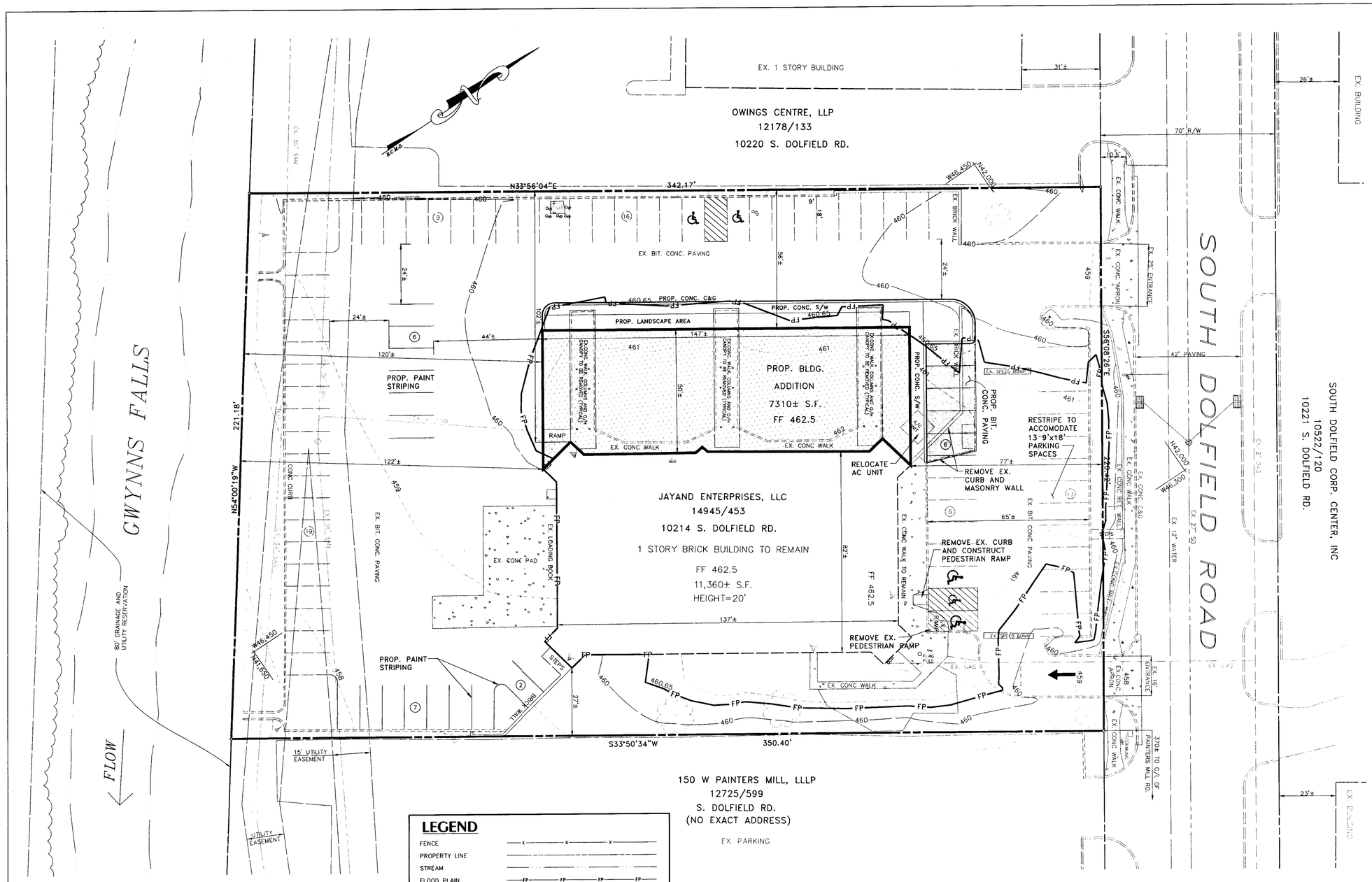
REVISIONS

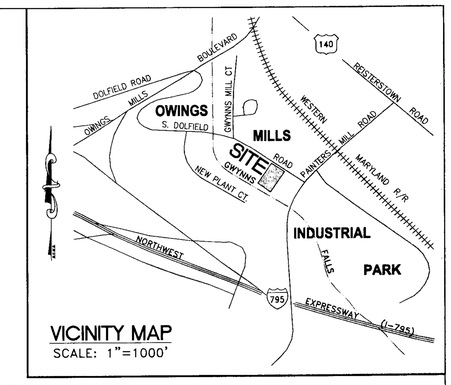
DATE	DESCRIPTION

KCW J.O.: 2000890
SCALE: 1" = 20'
DESIGNED: MT
DRAWN: YN
CHECKED: NSH
DATE: SEPTEMBER 20, 2002

JAYAND ENTERPRISES, LLC
10214 S. DOLFIELD ROAD
OLD POST OFFICE @ SOUTH DOLFIELD ROAD
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT - 04
SCALE: 1"= 30'
COUNCILMANIC DISTRICT - C4
SHEET 1 OF 1

AS SENT TO J.C. HOLZER 9-23-02 FOR PETITION SUBMISSION





VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

1. OWNER/DEVELOPER: JAYAND ENTERPRISES, L.L.C.
   30 New Plant Court
   Owings Mills, Maryland 21117
   Attn.: RON HUX
   Tele: 410-363-2600
   Fax: 410-363-7922
2. PROPERTY LOCATION: 10214 South Dolfield Road
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3. DEED: 14945/ 453
   TAX ACCOUNT NO.: 1600014238, 1600014239
   AREA: 1.75 Ac.
   76,373± S.F.
   TAX MAP: 67 p.361
4. ELECTION DISTRICT: 04
   ADC MAP No.: 24 H-4
5. ZONING: ML-IM (Per 1"=200' Zoning Map N.W. 11-H).
6. EXISTING LAND USE: Existing 1-story office supply store and associated parking.
7. PROPOSED LAND USE: Existing 1-story office supply store with proposed building addition for offices and associated parking.
8. BUILDING :

Ex. Building Area (Retail)	11,360 s.f.
Prop. Building Addition Area (Office)	7,310 s.f.
Total Building Area	18,670 s.f.
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Prop. Building Addition Height	20 ft
Maximum Height permitted:	unlimited.

9. PARKING

Total parking spaces required:	11,360 s.f. * 5.0 p.s./1000 s.f. = 57 p.s.
	7,310 s.f. * 3.3 p.s./1000 s.f. = 25 p.s.
Total parking spaces required:	= 82 p.s.
Total parking spaces provided:	= 84 p.s. (incl. 4 hc)

10. BUILDING SETBACKS:
    From S. Dolfield Road Right-of-Way:

	Minimum Required	Existing	Proposed
Front:	25'	77'	77'
Side:	30'	27'	56'
Rear:	30'	122'	120'

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15. PREVIOUS ZONING CASES:
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16. PREVIOUS COMMERCIAL PERMITS:

Date	Permit #	Work
2-12-01	P440962	Boiler with 1 1/2" pipe
	E051920	Listed but not found

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LEGEND

FENCE	x x x
PROPERTY LINE	
STREAM	
FLOOD PLAIN	FP FP FP FP
EXISTING ' CONTOUR	456
EXISTING 10' CONTOUR	460
FOREST LINE	
STORM DRAIN INLET	
ON-SITE STREET LIGHT	
UTILITY POLE	
SIGN	
BOLLARD	B

Petition for SPECIAL HEARING

Special Hearing for a waiver pursuant to Section 500.6, BCZR; Section 517.2 (510.2), Building Code; and Sections 26-276, 26-670, 26-172(a)(3), BCC to permit construction of the building addition and associated sidewalks and parking in a riverine floodplain.

Pet. No1

PLAN TO ACCOMPANY PETITION for ZONING SPECIAL HEARING

161

KCW ENGINEERING TECHNOLOGIES
KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER
6/23/02

DEVELOPER:
JAYAND ENTERPRISES LLC
30 New Plant Court
Owings Mills, Maryland 21117
Attn: Ron Hux
Tele: (410) 363-2600

REVISIONS

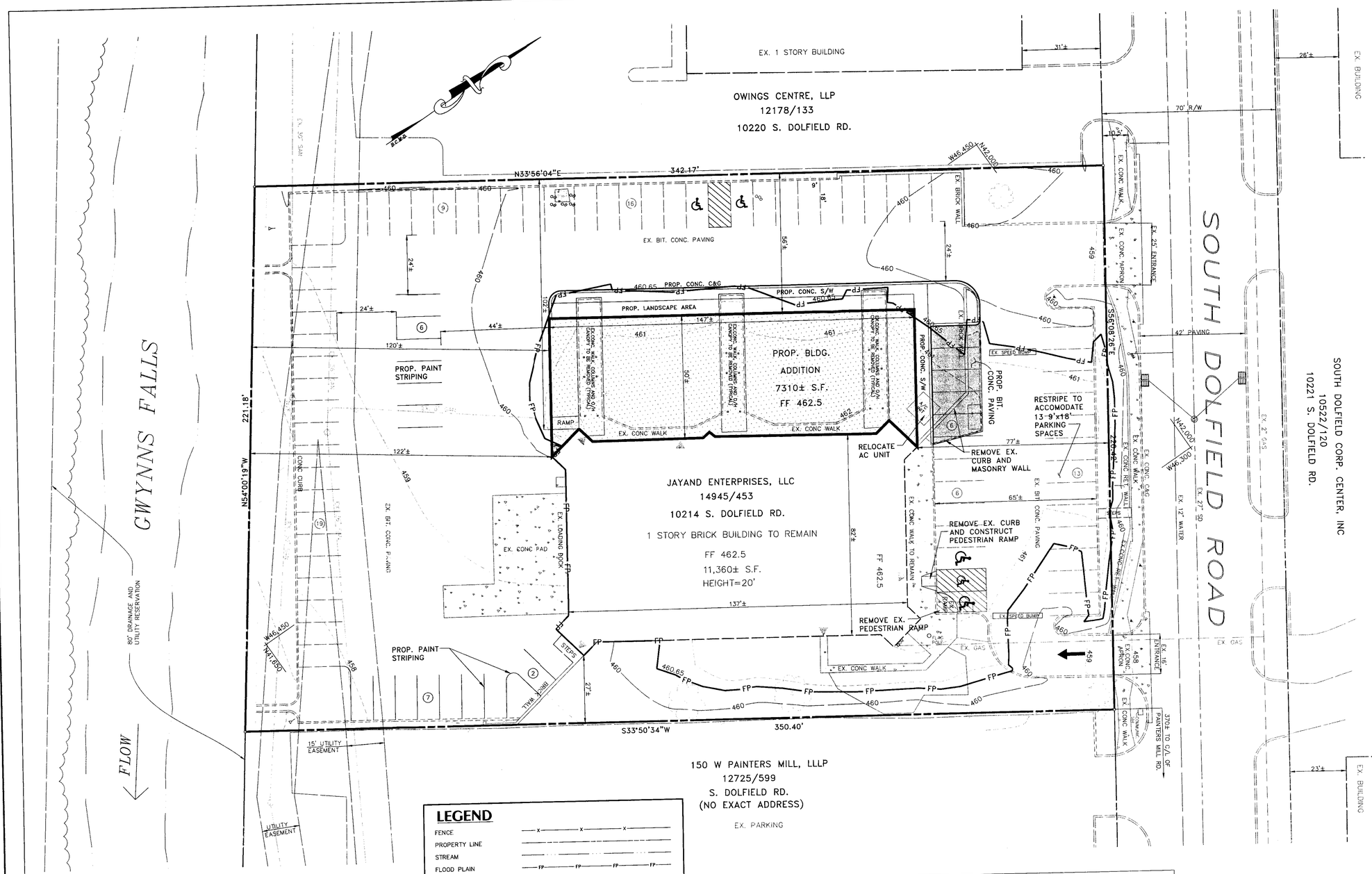
DATE	DESCRIPTION

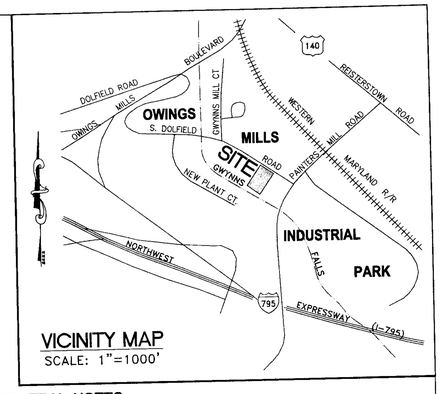
KCW J.O.:	2000890
SCALE:	1" = 20'
DESIGNED:	MT
DRAWN:	YN
CHECKED:	NSH
DATE:	SEPTEMBER 20, 2002

JAYAND ENTERPRISES, LLC
10214 S. DOLFIELD ROAD
OLD POST OFFICE @ SOUTH DOLFIELD ROAD

BALTIMORE COUNTY, MARYLAND — ELECTION DISTRICT - 04
SCALE: 1"= 30' — COUNCILMANIC DISTRICT - C4

SHEET 1 OF 1





VICINITY MAP
SCALE: 1"=1000'

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   TAX MAP: 67 p.361
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Pet No1

LEGEND

FENCE	—x—x—x—
PROPERTY LINE	
STREAM	
FLOOD PLAIN	—FP—FP—FP—FP—
EXISTING 1' CONTOUR	456
EXISTING 10' CONTOUR	460
FOREST LINE	
STORM DRAIN INLET	
ON-SITE STREET LIGHT	
UTILITY POLE	
SIGN	
BOLLARD	

Petition for SPECIAL HEARING

Special Hearing for a waiver pursuant to Section 500.6, BCZR; Section 517.2 (510.2), Building Code; and Sections 26-276, 26-670, 26-172(a)(3), BCC to permit construction of the building addition and associated sidewalks and parking in a riverine floodplain.

PLAN TO ACCOMPANY PETITION for ZONING SPECIAL HEARING

KCW ENGINEERING TECHNOLOGIES
KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com

STATE OF MARYLAND — MICHAEL TRAVIS WILLIAMS — No. 21437 — PROFESSIONAL ENGINEER
5/23/02

DEVELOPER:
JAYAND ENTERPRISES LLC
30 New Plant Court
Owings Mills, Maryland 21117
Attn: Ron Hux
Tele: (410) 363-2600

REVISIONS

DATE	DESCRIPTION

KCW J.O.: 2000890
SCALE: 1" = 20'
DESIGNED: MT
DRAWN: YN
CHECKED: NSH
DATE: SEPTEMBER 20, 2002

JAYAND ENTERPRISES, LLC
10214 S. DOLFIELD ROAD
OLD POST OFFICE @ SOUTH DOLFIELD ROAD

BALTIMORE COUNTY, MARYLAND
SCALE: 1"= 30'
ELECTION DISTRICT - 04
COUNCILMANIC DISTRICT - C4
SHEET 1 OF 1

TO: PATUXENT PUBLISHING COMPANY
Thursday October 31, 2002 Issue – Jeffersonian

Please forward billing to:
KCW Engineering Tech Inc
3104 Timanus Lane, Suite 101
Baltimore MD 21244

410 281-0033

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-161-SPH
10214 S Dolefield Road
SE/S of S Dolefield Road, 370' +/- NW centerline Painters Mill Road
4th Election District – 4th Councilmanic District
Legal Owner: Jayand Enterprises, Ronald Hux, 30 New Plant Court, Owings Mills 21117

Special Hearing to approve a waiver to permit the construction of the building addition and associated sidewalks and parking in a riverine floodplain.

HEARING: Friday, November 15, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 11, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-161-SPH
10214 S Dolefield Road
SE/S of S Dolefield Road, 370' +/- NW centerline Painters Mill Road
4th Election District – 4th Councilmanic District
Legal Owner: Jayand Enterprises, Ronald Hux, 30 New Plant Court, Owings Mills 21117

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HEARING: Friday, November 15, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Jayand Enterprises LLC, Ronald W Hux, President, 30 New Plant Court, Owings Mills 21117
KCW Engineering Tech Inc, 3104 Timanus Lane, Suite 101, Baltimore 21244

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 31, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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