

IN THE MATTER OF
THE APPLICATION OF
JAVED A. AIZAZ -LEGAL OWNER
FOR ZONING RECLASSIFICATION FROM
D.R. 5.5 TO B.L. ON PROPERTY LOCATED
ON THE N/S OF DOGWOOD ROAD, 60' OF
R/W, @ DISTANCE OF 267.61' TO C/L OF
LORD BALTIMORE DRIVE
(6908 DOGWOOD ROAD)

2ND ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* Case No. R-06-545
* Cycle III, 2006

*

* * * * *

ORDER OF DISMISSAL OF PETITION

This case comes to the Board on a Petition for Reclassification filed by Lawrence E. Schmidt, Esquire, and Sebastian A. Cross, Esquire, and GILDEA & SCHMIDT, LLC, on behalf of Petitioner for zoning reclassification from D.R. 5.5 to B.L. on property located on the N/s of Dogwood Road, 60' of right of way, at distance of 267.61' to centerline of Lord Baltimore Drive (6908 Dogwood Road), in the Second 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 the requested reclassification was continued on hold at the request of Counsel for Petitioner on October 30, 2006,

IT IS, THEREFORE, this 16th day of October, 2008, by the County Board of Appeals of Baltimore County

ORDERED that said Petition filed in Case No. R-06-545 be and the same is declared moot, and the Petition **DISMISSED**.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


Edward W. Crizer, Jr., Chairman



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

October 16, 2008

Lawrence E. Schmidt, Esquire
GILDEA & SCHMIDT LLC
600 Washington Avenue
Suite 200
Towson, MD 21204

RE: *In the Matter of: Javed A. Aizaz – LO /Petitioner*
Case No. R-06-545 Cycle III /2006
Order of Dismissal of Petition

Dear Mr. Schmidt:

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,

A handwritten signature in cursive script that reads "Kathleen Bianco/sc".

Kathleen C. Bianco
Administrator

Enclosure

c: Sebastian A. Cross, Esquire
Javed A. Aizaz
Site Rite Surveying, Inc.
Robert A. Hoffman, Esquire
Christopher D. Mudd, Esquire
Margaret-Ann F. Howie, Esquire
Legal Counsel to the Superintendent, Board of Education
MS 1102-J
People's Counsel for Baltimore County
Pat Keller, Planning Director
Jeffrey Long, Deputy Director /Planning
William J. Wiseman III /Zoning Commissioner
W. Carl Richards /PDM
Timothy M. Kotroco, Director /PDM
Thomas Peddicord, Esquire
Legal Counsel to the Baltimore County Council
John E. Beverungen, County Attorney

Reclassification from D.R. 5.5 to B.L.

Notice of Zoning Reclassification Hearing to be sent to parties by PDM; hearing scheduled for Tuesday, September 26, 2006 at 10:00 a.m.

9/26/06 – Board convened for hearing; Sebastian Cross appeared on behalf of Petitioner; Peter Zimmerman on behalf of Office of People’s Counsel. Amendment to be submitted; did not have complete package for amendment /documented plan (Environmental Impact Statement was not part of package). Continued; to be assigned for hearing early a.m. to submit amendment on the record, including complete package required for documented site plan.

10/27/06 – T/C from Chris Mudd to inquire as to status of case; asked that he and Mr. Hoffman be added to list of people for notice of hearing. File so noted.

10/30/06 – T/C to L Schmidt – Holding this matter until request for early a.m. hearing is requested by Petitioner in order to submit amended documented site plan and accompanying documentation.

10/06/08 – Order of Dismissal of Petition prepared for signature by Chairman; Petitions for Reclassification pending on the Board’s hold docket at the time of adoption of the 2008 Maps become moot; and the Petitions are dismissed by the Board. To be issued upon signature.



Petition for Reclassification

to the Board of Appeals of Baltimore County

for the property located at 6908 Dogwood Road
which is presently zoned/districted D.R.5.5

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: (1) that the zoning/district status of the herein described property be reclassified, pursuant to the zoning law of Baltimore County from a D.R.5.5 zone/district to a BL zone/district, for the reasons given in the attached 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 the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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 _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print YAVED A. AIZAZ

Signature _____

Name - Type or Print _____

Signature _____

620 Baltimore National Pike (443) 790-2516

Address _____ Telephone No. _____

Baltimore MD 21228

City _____ State _____ Zip Code _____

Representative to be Contacted:

Site Rite Surveying, Inc.

Name _____

200 E. Joppa Road, Room 101 (410) 828-9060

Address _____ Telephone No. _____

Towson MD 21286

City _____ State _____ Zip Code _____

REV 9/18/98

LTN 2/28/06
OK TO FILE

UNDOCUMENTED RECLASSIFICATION EXPLANATION FOR
#6908 DOGWOOD ROAD

The Petitioner is requesting this reclassification for the following reasons, the adjacent property to the East and North of this site is ML-IM Zoning across the street. In a south easterly direction, there is MLR Zoning . We are located in a D.R.5.5 area. The request for the proposed BL Zoning would buffer the D.R.5.5 Zoning. The north side of Dogwood Road to the west has a parcel also going in for reclassification located at #6914 Dogwood Road and to the West of that parcel is the Temple Baptist Church. This activity with the BL would greatly act as a buffer from the next parcel which is a development of single family houses.

This area is mixed with ML-IM, BM, O-3, DR16, RO and BL-AS. This request is compatible with the area.

RECLASSIFICATION DESCRIPTION FOR
#6908 DOGWOOD ROAD

BEGINNING at a point on the north side of Dogwood Road 60 feet of right of way wide at a distance of 267.61 feet to the centerline of the nearest improved intersecting street Lord Baltimore Drive which is 70 feet of right of way wide as recorded in deed Liber 23239 folio 327, N86°53'58"W 206.41 feet, N01°00'00"W 196.73 feet, S83°00'00"E 207.90 feet, S01°00'00"E 182.56 feet to Place of Beginning.

Containing 39,043 S.F., more or less.

Also known as #6908 Dogwood Road and located in the 2nd Election District, 1st Councilmanic District.



Michael V. Moskunas 2/28/06

Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Room 101
Towson MD 21286
(410) 828-9060

ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS
FOR THE ZONING RECLASSIFICATION CYCLE 3
APRIL 2006 – OCTOBER 2006

WESTERN SECTOR

ITEM #1

Property Owner: Javed A. Aizaz
Case No./Hearing Date: R-06-545 – Tuesday, September 26, 2006 at 10:00 a.m.
Contract Purchaser: N/A
Location: 6908 Dogwood Road – N/s Dogwood Rd., at a distance of 267.61' west of c/l of Lord Baltimore Drive
Existing Zoning: D.R. 5.5
Election District: 2nd
Councilmanic District: 1st
Acres: 0.896
Proposed Zoning: B.L.
Miscellaneous: Open Plan

ITEM #2

Property Owner: Ibrar A. Zahid
Case No./Hearing Date: R-06-546 - Tuesday, September 26, 2006 at 10:00 a.m.
Contract Purchaser: Javed A. Aizaz
Location: 6914 Dogwood Road - N/s Dogwood Rd., at a distance of 474 feet west of centerline of Lord Baltimore Drive
Existing Zoning: D.R. 5.5
Election District: 2nd
Councilmanic District: 1st
Acres: 1.402
Proposed Zoning: B.L.
Miscellaneous: Open Plan

NORTHERN SECTOR

No Petitions Were Filed in the Northern Sector for Cycle 3

CENTRAL SECTOR

No Petitions Were Filed in the Central Sector for Cycle 3

EASTERN SECTOR

No Petitions were filed in the Eastern Sector for Cycle 3

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 7, 2006 Issue – Jeffersonian

Please forward billing to:
Javed A. Aizaz
4539 Ashley Court
Ellicott City, MD 21043

443-790-2516

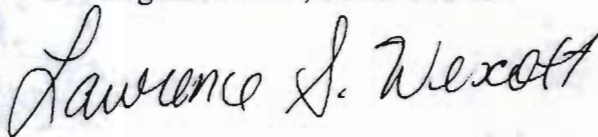
NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602 (e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: R-06-545
6908 Dogwood Road
N/s of Dogwood Road, 60' of right-of-way, @ distance of 267.61' to c/l of Lord
Baltimore Drive
2nd Election District – 1st Councilmanic District
Legal Owner: Javed A. Aizaz
Contract Purchaser: N/A

Reclassification from D.R. 5.5 to B.L.

Hearing: Tuesday, September 26, 2006 at 10:00 a.m. in Room 49, Old Courthouse, 400
Washington Avenue, Towson 21204



Lawrence S. Wescott
Chairman

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL
ACCOMMODATIONS PLEASE CALL 410-887-3180.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING,
CONTACT THIS OFFICE AT 410-887-3180.



County Board of Appeals of Baltimore County

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

July 24, 2006

3-2-4

(A3)

NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602 (e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: R-06-545

6908 Dogwood Road

N/s of Dogwood Road, 60' of right-of-way, @ distance of 267.61' to c/l of Lord Baltimore Drive

2nd Election District – 1st Councilmanic District

Legal Owner: Javed A. Aizaz

Contract Purchaser: N/A

Reclassification from D.R. 5.5 to B.L.

Hearing: Tuesday, September 26, 2006 at 10:00 a.m. in Room 49, Old Courthouse, 400 Washington Avenue, Towson 21204

Lawrence S. Wescott
Chairman

WCR/klm

C: Timothy Kotroco, Director/PDM

Board Of Appeals

Site Rite Surveying, Inc., 200 E. Joppa Road, Rm. 101, Towson 21286

Javed Aizaz, 6120 Baltimore National Pike, Baltimore 21228

Ibrar Zahid, 6120 Baltimore National Pike, Baltimore 21228

- Notes: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3180.

9/26/06. - F.R.O.
Comp R-06-545
Rabin

Jan A212A2.

Salmon Creek.

Peter MacZinn

Amount to the Plan.

Environmental Fragment Student.

~~Does not do~~ is not part of
the amount.

Matters is contained.

**NOTICE OF ZONING
RECLASSIFICATION
HEARING**

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602.(e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #R-06-545

6908 Dogwood Road
N/s of Dogwood Road, 60'
of right-of-way, @ distance
of 267.61' to c/l of Lord
Baltimore Drive

2nd Election District

1st Councilmanic District

Legal Owner(s): Javed A. Aizaz

Contract Purchaser: N/A

Reclassification: from
D.R. 5.5 to B.L.

Hearing: Tuesday, Sep-
tember 26, 2006 at 10:00
a.m. in Room 49, Old
Courthouse, 400 Wash-
ington Avenue, Towson
21204.

LAWRENCE S. WESCOTT
Chairman

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please call 410-887-
3180.

(2) For information
concerning the File and/or
Hearing, Contact this Office
at (410) 887-3180.

9/27 Sept. 7 108355

CERTIFICATE OF PUBLICATION

9/7/2006

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 9/7/2006.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

449165

DATE

2/28/06

ACCOUNT

001-6181

AMOUNT

\$

~~500.00~~ 575.00

RECEIVED
FROM:

SELL AMERICA REALTY, INC.

FOR:

RECLASS #1

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

1

15

PAID RECEIPT

BUSINESS	ACTUAL	TIME	UNIT
2/28/2006	2/28/2006	09:26:53	1

REC 9501 MAIL REC 788
RECEIPT # 275034 2/28/2006 OFLH
Dept 5 532 COMPTON/CITY JUDGING FEE
R NO. 449165

Recpt Tot \$575.00
\$575.00 CH 1.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING
RECLASSIFICATION 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 reclassification hearing. This is accomplished by Baltimore County posting a sign on the property at least fifteen (15) days before the hearing and advertising in local newspapers. The advertising consists of a list and map of all reclassification petitions (cost evenly distributed between all petitioners), as well as individual advertising in local newspapers. The list and map must be published in two newspapers for three different weeks and the individual advertisements must be published in two newspapers fifteen (15) days prior to 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: RECLASS # 1 2/28/06
Petitioner: JAVED A. AIZAZ
Address or Location: 6908 DOGWOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. JAVED A. AIZAZ
Address: 4539 ASHLEY CT.
ELLICOTT CITY, MD. 21043-6065
Telephone Number: 443-790-2516

RE: PETITION FOR RECLASSIFICATION * BEFORE THE BOARD
6908 Dogwood Road; N/S Dogwood Road, *
267'61' W c/line Lord Baltimore Drive * OF APPEALS
2nd Election & 1st Councilmanic Districts *
Legal Owner(s): Javed A. Aizaz * FOR
Petitioner(s) * BALTIMORE COUNTY
* R-06-545

* * * * *

AMENDED 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 and all documentation filed in the case.



Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
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 May, 2006, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286 and Javed Aizaz, 6120 Baltimore National Pike, Baltimore, MD 21228 Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RE: PETITION FOR RECLASSIFICATION * BEFORE THE BOARD
6908 Dogwood Road; N/S Dogwood Road, *
267'61' W c/line Lord Baltimore Drive * OF APPEALS
2nd Election & 1st Councilmanic Districts *
Legal Owner(s): Javed A. Aizaz * FOR
Petitioner(s) * BALTIMORE COUNTY
* R-06-545

* * * * *

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 and all documentation filed in the case.

RECEIVED

MAY 08 2006

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

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 8th day of May, 2006, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

MAY 08 2006

BALTIMORE COUNTY
BOARD OF APPEALS

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Date: May 10, 2006

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 111
Towson, Maryland 21204

RE: Baltimore County
Item No. 1
Case No. R-06-545
6908 Dogwood RD

Dear Ms. Matthews:

This office has reviewed the referenced Zoning Reclassification Petition and we have no objection to approval.

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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



RECLASSIFICATION & REDISTRICTING PETITIONS
ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS
FOR THE ZONING RECLASSIFICATION CYCLE 3
APRIL 2006 – OCTOBER 2006

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

- # Baltimore County Board of Appeals Hearing File (Kristen Matthews)
* Zoning Commissioner's Office (William Wiseman, III); MS #2112
PDM, Zoning Review DRC/ZAC Meeting File (W. Carl Richards, Jr.)
* PDM, Code Enforcement (Graceann Shipe)
* PDM, Building Inspection (Karen Hopkins)
& PDM, Development Plans Review (Dennis Kennedy)
Planning Office (Curtis Murray); *Director (Pat Keller)
* Recreation and Parks (Jean Tansey); MS #52
DEPRM (Jeff Livingston) - 2 plats
& State Highway Administration, Access Permits Division (Michael M. Lenhart)
& PDM, Building Plans Review (Lt. Herb Taylor) MS #1102F
* Economic Develop. Commission, Business Develop. MS #2M07
* Highways (Tim Burgess); MS #1003
* Community Conservation (David Fields); MS #1102M
+ People's Counsel (Peter Zimmerman); MS #2010
* Honorable McIntire, County Council, District 3; MS #2201
IF CRITICAL AREA, Maryland Office of Planning (Charles Armstrong)
IF FLOODPLAIN, Department of Natural Resources
IF FLOODPLAIN, Public Works (David Thomas); MS #1315
* IF FLOODPLAIN, Permits
* IF FLOODPLAIN, Code Enforcement (Rick Wisnom)
IF ELDERLY HOUSING, Community Development; MS #1102M
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder); MS #1102E
* IF TOWER, Tower Coordinator, c/o OIT; MS #2007

From Rebecca

RECEIVED

MAY 08 2006

**BALTIMORE COUNTY
BOARD OF APPEALS**

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the case number. All comments received will be compiled and included in the zoning/reclassification file for review and consideration by the Board of Appeals during the course of the upcoming reclassification hearing (as referenced on the agenda).

You should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: George Zahner.

If you have any questions regarding these zoning reclassifications, please contact Carl at 410-887-3391.

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

TO : Timothy Kotroco, Director
Department of Permits and
Development Management
Attn: Carl Richards

DATE: March 6, 2006

FROM : Kathleen C. Bianco
Board of Appeals of Baltimore County

SUBJECT: Cycle III, 2006 – Reclassification Petitions

Carl:

Attached is a preliminary listing of the two (2) Petitions for Reclassification filed on February 28, 2006 for Cycle III, 2006. Both are open plans.

I've also included the date of hearing for these Petitions. I've scheduled both on the same date since the properties are adjacent to each other on Dogwood Road and involve the same owner /contract purchaser. Mr. Ajaz is the owner for 6908 Dogwood Road and the contract purchaser of 6914 Dogwood Road. The explanation filed with each Petition references the other. **The hearing for these Petitions is scheduled for Tuesday, September 26, 2006 at 10:00 a.m.**

Please forward to me when available a finalized list with **assigned case numbers** and any necessary corrections to names and locations so that our docketing work for these files can be completed.

In addition, **please send me a copy of the Notice of Assignment** ~~went~~ **it is sent out from your office.** Lawrence S. Wescott is the current Chairman of the Board (calendar year 2006).

Should you have any questions regarding the attached, please call me at extension 3180.

Attachments (Two [2] sets of Reclassification Petitions)

c: Jeffrey Long
Kristen Matthews /PDM
Office of People's Counsel



Petitions for Reclassifications /Cycle III, 2006

Preliminary List Only

Case # (to be assigned)

Petitioner

Case No. R-06- _____
(Open Plan)

Javed A. Aizaz, Legal Owner /Petitioner
6908 Dogwood Road
N/s of Dogwood Road, 60' of right of way wide, at a distance
of 267.61' to the c/l of Lord Baltimore Drive
2nd Election District; 1st Councilmanic District

Case No. R-06- _____

Javed A. Aizaz, Contract Purchaser ; Ibrar A. Zahid, Legal Owner
6914 Dogwood Droad
N/s of Dogwood Road, 40' wide right of way, at a distance of
474.02' W of c/l of Lord Baltimore Drive
2nd Election District; 1st Councilmanic District

Day /Date of Hearing:

TUESDAY, SEPTEMBER 26, 2006 at 10:00 a.m.
(Same date and time for both Petitions)

Out-of-Cycle Zoning Reclassification Report
6908 Dogwood Road
February 28, 2006

CASE NO:

R-06-545

PETITIONER:

Javed A. Aizaz

REQUESTED ACTION:

Reclassify zoning to

Change zoning to BL.

EXISTING ZONING:

DR 5.5 (Density Residential, 5.5)

LOCATION:

6908 Dogwood Road – N/S Dogwood Road, at a distance of 267.61' west of the centerline of Lord Baltimore Drive.

AREA OF SITE:

.896± acres

ZONING OF ADJACENT PROPERTY/USE:

North:	ML-IM	Warehouse/office
South:	DR 5.5	Residential
East:	ML-IM	Retail
West:	DR5.5	Single Family

SITE DESCRIPTION:

The site is vacant and is located on a collector road (Dogwood Road) and is surrounded by three distinct uses. The site is located between an existing industrial/office park, the Windsor Corporate Center and a church and situated across the street from existing residential uses. The site is flat and is devoid of trees and environmental constraints such as streams, flood plains, and wetlands.

PROPERTIES IN THE VICINITY:

The properties in the vicinity of the site include residential, retail, manufacturing and office uses. The pre-dominate land use in the immediate vicinity of the site is manufacturing and institutional.

WATER AND SEWERAGE:

The site and surrounding area are designated as W-1, S-1 (Existing Service Area) according to the Master Water and Sewer Plan.

TRAFFIC AND ROADS:

The property is located approximate 267 feet west of a recently constructed major collector road (Lord Baltimore Drive). Lord Baltimore Drive services an existing office park north of Dogwood Road and residential communities south of the site. Traffic calming devices are installed on Lord Baltimore Drive south of the site to discourage non-residential cut through traffic.

ZONING HISTORY:

The current DR 5.5 zoning has existed on the site, unchanged since 1971, through all of the Comprehensive Zoning Map Processes to date.

MASTER PLAN:

The proposed Land Use map, adopted by the County Council on February 22, 2000 shows the site as being single family attached residential.

EXISTING vs. PROPOSED ZONING:

The existing zoning allows medium density residential zoning (5.5 dwelling units per acre). The proposed zoning will allow small retail and service oriented uses.

Growth Management Plan:

The site is located in a Community Conservation Area and is situated immediately west and south of a significant Employment Center.

DOCUMENTED PLAN:

There is no documented site plan with this request.

OFFICE OF PLANNING RECOMMENDATION:

The Office of Planning does not support the proposed zoning change. The petitioner should submit a documented site plan to guarantee a use and design compatible with the surrounding community.

DG:lsn

From: Linda Fliegel
To: Kathleen Bianco
Date: 10/27/2006 9:15:51 AM
Subject: Reclass - Javed A. Aizaz

Kathi,

Chris Mudd called this morning to inquire as to the status of the above-captioned case, and to ask if we would kindly add Mr. Hoffman and his name to the list of people to receive notification.

Thank you.

Hearing Date: 9/26/06

Javed A. Aizaz - L/O
6908 and 6914 Dogwood Road

Done!
10-30-06

CC: cdmudd@venable.com

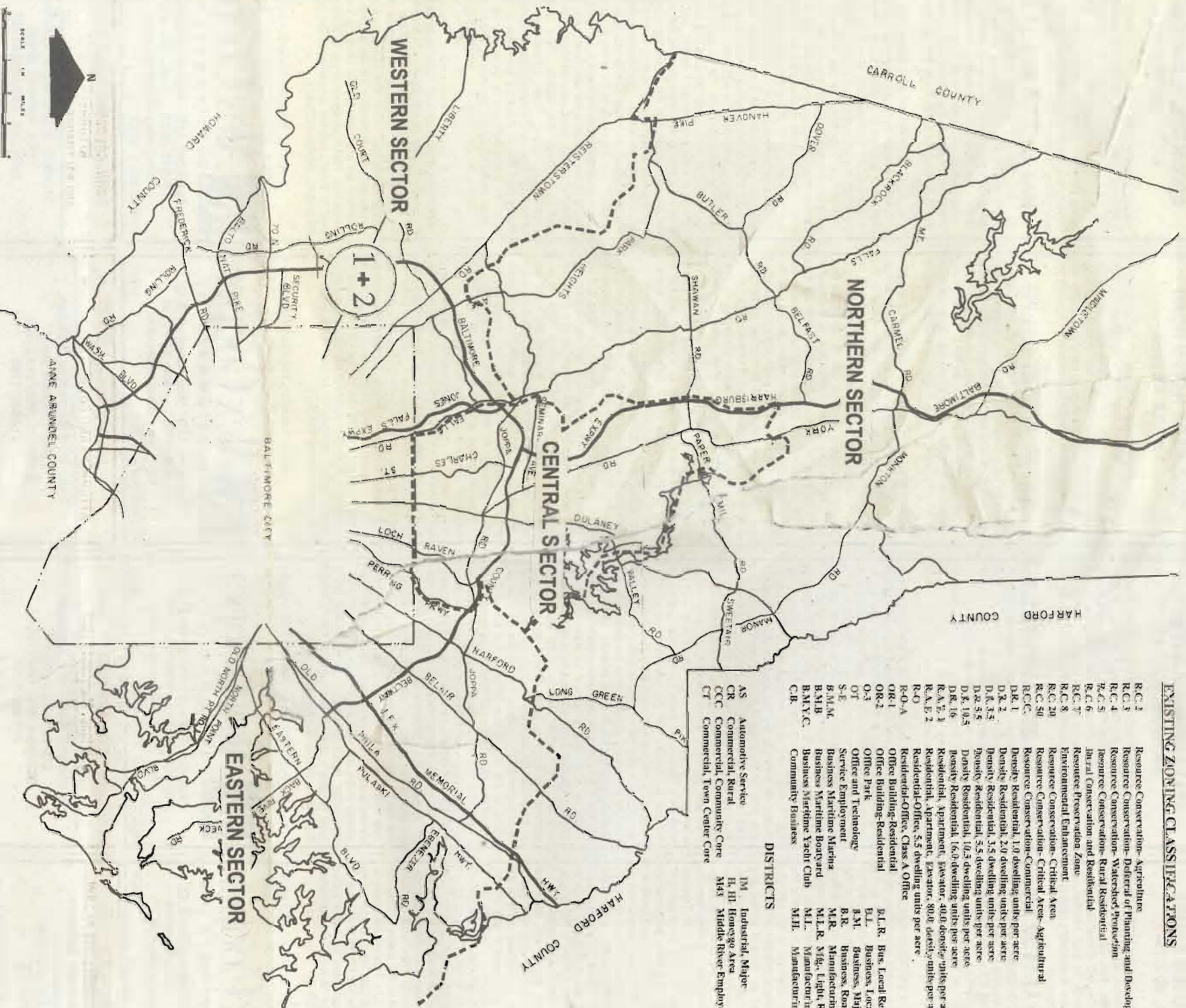
RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL 2006 – OCTOBER 2006 ZONING RECLASSIFICATION CYCLE 3

EXISTING ZONING CLASSIFICATIONS

R.C. 2	Resource Conservation- Agriculture
R.C. 3	Resource Conservation- Federal of Planning and Development
R.C. 4	Resource Conservation- Watershed Protection
R.C. 5	Resource Conservation- Rural Residential
R.C. 6	Resource Conservation and Residential
R.C. 7	Resource Preservation Zone
R.C. 8	Environmental Enhancement
R.C. 20	Resource Conservation- Critical Area
R.C. 50	Resource Conservation- Critical Area- Agricultural
R.C.C.	Resource Conservation-Commercial
D.R. 1	Density Residential, 1.0 dwelling units per acre
D.R. 2	Density Residential, 2.0 dwelling units per acre
D.R. 3.5	Density Residential, 3.5 dwelling units per acre
D.R. 5.5	Density Residential, 5.5 dwelling units per acre
D.R. 10.5	Density Residential, 10.5 dwelling units per acre
D.R. 16	Density Residential, 16.0 dwelling units per acre
R.A.P. 1	Residential, Apartment, pasator, 40.0 density units per acre
R.A.P. 2	Residential, Apartment, pasator, 80.0 density units per acre
R.O.	Residential-Office, Class A Office
RO-A	Residential-Office, Class A Office
OR-1	Office Building-Residential
OR-2	Office Building-Residential
O-3	Office Park
OT	Office and Technology
S.E.	Service Employment
B.M.B.	Business Maritime Marinas
B.M.Y.C.	Business Maritime Yacht Club
C.B.	Community Business

DISTRICTS

AS	Automotive Service	IM	Industrial, Major
CR	Commercial, Rural	IL	Industrial, Light
CCC	Commercial, Community Core	M43	Middle River Employment Center
CT	Commercial, Town Center Core		



BALTIMORE COUNTY DEPARTMENT OF PERMITS & DEVELOPMENT
MANAGEMENT/ZONING REVIEW

ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS
FOR THE ZONING RECLASSIFICATION CYCLE 3
APRIL 2006 - OCTOBER 2006

ITEM #1

Property Owner: Javed A. Alzaz
Case No./Hearing Date: R-06-545-Tuesday, September 26, 2006 at 10:00 a.m.
Contract Purchaser: N/A
Location: 6908 Dogwood Road - N/S Dogwood Rd., at a distance of 267.61' west of c/l of Lord Baltimore Drive
Existing Zoning: D.R. 5.5
Election District: 2nd
Councilmanic District: 1st
Acres: 0.896
Proposed Zoning: B.L.
Miscellaneous: Open Plan

ITEM #2

Property Owner: Ibrar A. Zahid
Case No./Hearing Date: R-06-546-Tuesday, September 26, 2006 at 10:00 a.m.
Contract Purchaser: Javed A. Alzaz
Location: 6914 Dogwood Road - N/S Dogwood Rd., at a distance of 474 feet west of centerline of Lord Baltimore Drive
Existing Zoning: D.R. 5.5
Election District: 2nd
Councilmanic District: 1st
Acres: 1
Proposed Zoning: .402
Miscellaneous: B.L.
Open Plan

NORTHERN SECTOR

No Petitions Were Filed in the Northern Sector for Cycle 3

CENTRAL SECTOR

No Petitions Were Filed in the Central Sector for Cycle 3

EASTERN SECTOR

No Petitions Were Filed in the Eastern Sector for Cycle 3

BY ORDER OF
LAWRENCE M. STAHL, CHAIRMAN,
BALTIMORE COUNTY
BOARD OF APPEALS

ARNOLD F. KELLER, III, DIRECTOR
OFFICE OF PLANNING AND
COMMUNITY CONSERVATION



Plan Sheet: 087C3

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 8, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

- Zoning
- Buildings
- Streams
- Roads
- Vegetation
- Rail Lines

Baltimore County Office of Planning and Zoning Official Zoning Map

087A2	087B2	087C2	088A2	088B2
087A3	087B3	087C3	088A3	088B3
094A1	094B1	094C1	095A1	095B1

Scale
1" = 200'

0 100 200 400 Feet

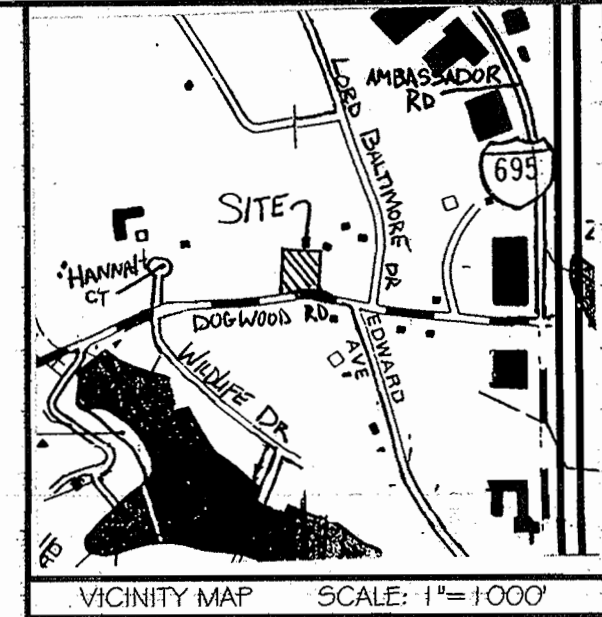
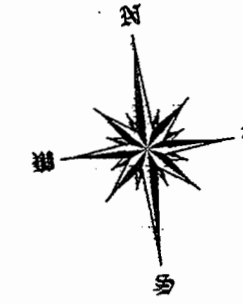
1

Data Sources:
Planimetric Data - Baltimore County
CITYGIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

#2520 LORD BALTIMORE DRIVE
PARCEL: 159 LOT: 7A
WINDSOR CORPORATE CENTER 7, LLC.
"WINDSOR CORPORATE PARK"
PLAT REF. 75/13
TAX ACCT NO. 2400001699

#2560 LORD BALTIMORE DRIVE
PARCEL: 159 LOT: 9A
WINDSOR CORPORATE CENTER 9A, LLC.
"WINDSOR CORPORATE PARK"
PLAT REF. 75/13
TAX ACCT NO. 2400001700

P. 184
#6914 DOGWOOD ROAD
IBRAR ZAHID
TAX ACCT NO. 0212001940
DEED REF. 22066/354



PROPOSED
ZONING
BL
ML-MI

GENERAL NOTES

1. EXISTING ZONE: DR 5.5
 2. PROPOSED ZONE: BL
 3. PRIOR ZONING HEARINGS: NONE
 4. LOT AREA: 39043.304 S.F. ± 10.896 AC ±
 5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
 6. NOT LOCATED IN A HISTORIC AREA
 7. NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
- COMMUNITY PANEL NO: 240010-0360B#0380B ZONE: C

POB
267.61' TO
C/O
LORD BALTIMORE DRIVE

EXISTING ZONING LINE

ML-IM
MLR

DR 5.5
MLR

PROPOSED ZONING LINE

N 86°53'58" W 206.41'

RIGHT-OF-WAY NO. 97-245-5

N 83°00'00" W 207.90'

DOGWOOD ROAD
60' RW

BL
DR 5.5

P. 186
#6915
CLARKE CONAWAY
0119001950
20550/279

P. 187
OTIS & DOROTHY KIRK
0111330890

P. 188
#6909
JUNE SHERWOOD
0112591020
13260/128

P. 394
PAAK INC.
C/O JAVED ALZAZ
0119718390
8795/11

UNDOCUMENTED PLAN TO ACCOMPANY
RECLASSIFICATION PETITION

BALTIMORE COUNTY, MD

#6908 DOGWOOD ROAD
MAP: 87 GRID: 24 PARCEL: 548
TAX ACCT NO. 0213855030
DEED: 23239/327
ELECITON DISTRICT: 2C1

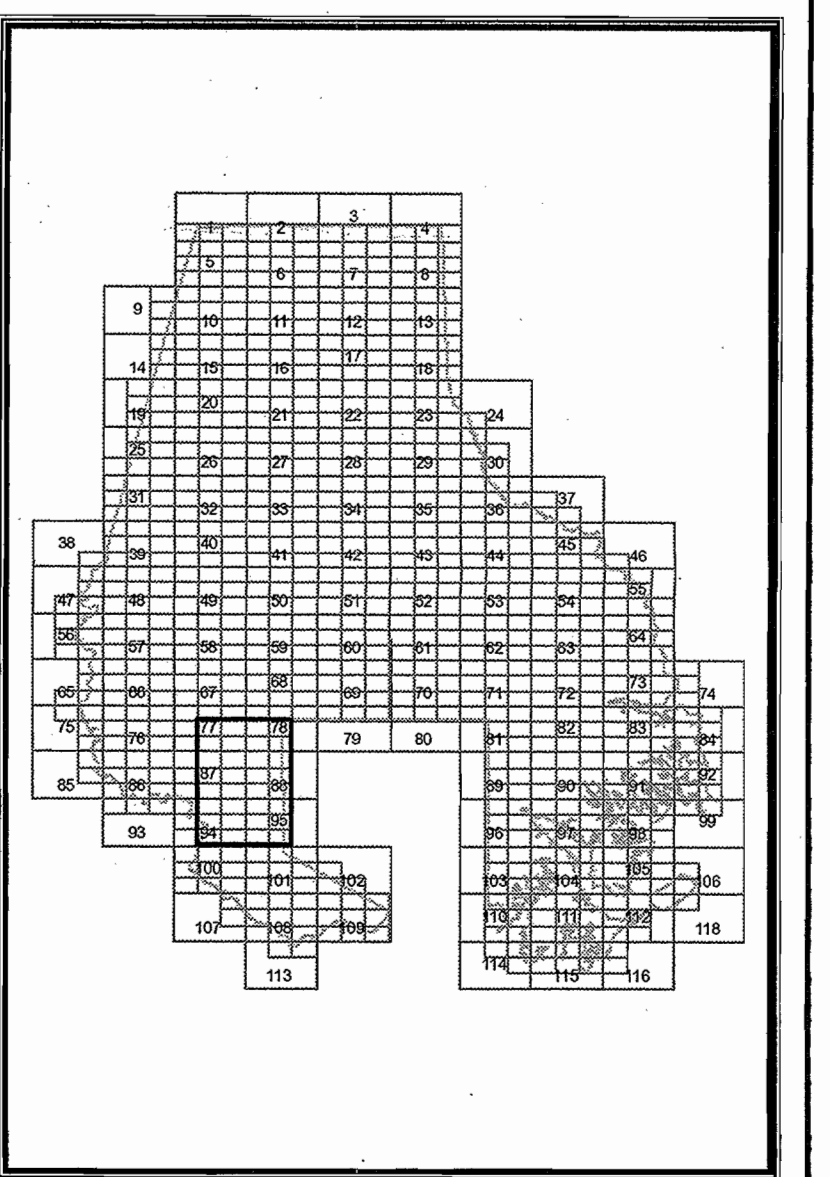
DATE	09/23/06		SHEET NO. 1
SCALE	1"=50'		
DRAWN BY	KAK		
CHECKED BY	VJM	200 E. JOPPA RD SUITE 101 TOWSON, MD 21206	DWG. NO. 9017
DATE	REVISION		

BALTIMORE COUNTY

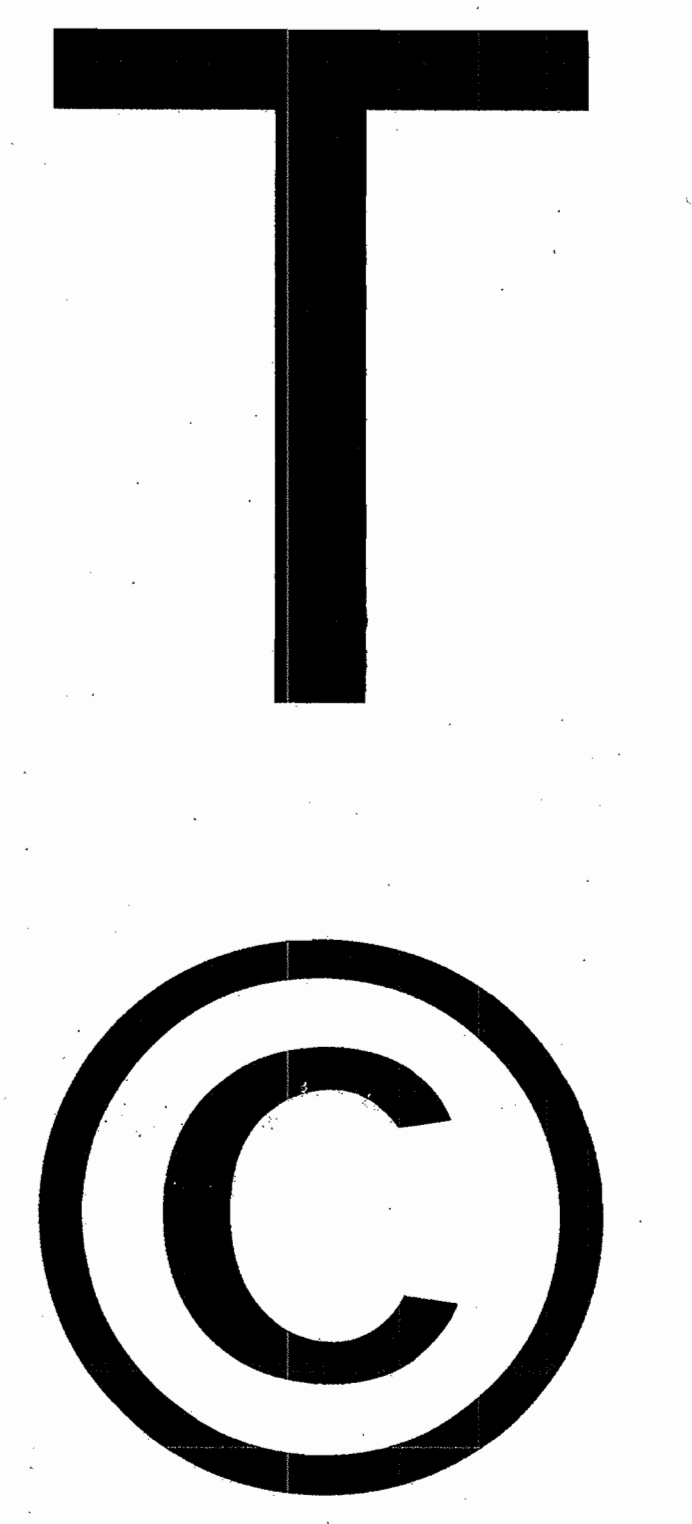
Permits & Development
Zoning Maps

Legend

- Zoning
- New 200' Scale Grid
- Old 200' Scale Grid
- Railroad
- Roads
- County Border
- Board of Education
- Military
- Recreation And Parks



Area of Interest



Scale: 1:12000
1" = 1000'

0 750 1,500 3,000 Feet

DISCLAIMER:
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Data Sources:
Planimetric Data - Baltimore County
CIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

Prepared By LACOGIS, JSM.
Baltimore County Department of
Permits & Development.
March 1, 2005 d:\arcmap\PDM Zoning Maps.mxd

