

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, @
DISTANCE OF 474' W OF C/L OF LORD
BALTIMORE DRIVE
(6914 DOGWOOD ROAD)

2ND ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* Case No. R-06-546
* 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, at distance of 474' w of c/l of Lord Baltimore Drive (6914 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-06-546 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-06-546 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,

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 #6914 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:

RECEIVED
FEB 28 2006
BALTIMORE COUNTY
BOARD OF APPEALS

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:

JAVED A. AIZAZ
Name - Type or Print
[Signature]
Signature
6120 BALTO. R. PIKE 443-790-2516
Address Telephone No.
BALTO MD 21228
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

IBRAR A. ZAHID
Name - Type or Print
[Signature]
Signature

Name - Type or Print

Signature
6120 BALTO. R. PIKE 443-790-2516
Address Telephone No.
BALTO 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

UNDOCUMENTED RECLASSIFICATION EXPLANATION FOR
#6914 DOGWOOD ROAD

This petitioner is requesting this reclassification for the following reasons, the adjacent property at the north and west of this parcel is zoned D.R.5.5. which is developed with a church and parking lot. The east side for a portion is zoned ML-IM. The remainder is D.R.5.5. This parcel is also going into reclassifying the area to BL. The BL Zoning request would make a buffer from the D.R.5.5. The parcel adjacent to the church is a single lot subdivision with eleven houses. The next parcel to the west is also developed with a school and adjacent to that parcel to the west is zoned BL. This area is mixed with ML-IM, BM, D-3, DR16, RO and BL-AS. This request is compatible with the area.

RECLASSIFICATION DESCRIPTION FOR
#6914 DOGWOOD ROAD

BEGINNING at a point on the north side of Dogwood Road 40 feet wide right of way at a distance of 474.02 feet west of the centerline of the nearest improved intersecting street Lord Baltimore Drive which is 70 foot wide right of way. As recorded in deed Liber 22066, folio 354, N87°00'00"W 150.00 feet, N01°15'00"E 405.00 feet, S88°45'00"E 150.00 feet, S01°15'00"W 408.00 feet to the Place of Beginning.

Containing 1.402 acres, more or less.

Also known as #6914 Dogwood road and located in the 2nd Election District, 1st Councilmanic District.



Michael V. Moskun as

Michael V. Moskun as
Reg. No. 21175

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

**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-06-546

6914 Dogwood Road
N/s of Dogwood Road, @
distance of 474 feet west of
centerline of Lord Baltimore
Drive

2nd Election District

1st Councilmanic District

Legal Owner(s): Ibrar Zahid

Contract Purchaser:

Javed A. Alzaz

Reclassification: from
U.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.

9/028 Sept. 7 108368

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

TO: PATUXENT PUBLISHING COMPANY
and Issues – Jeffersonian
½ -Page Ad

Advertising costs should be divided between the following petitioners.
Please forward billing to:

R-06-545	Javed A. Aizaz 4539 Ashley Court Ellicott City, MD 21043-6065	443-790-2516
R-06-546	Ibrar Zahid 6914 Dogwood Road Baltimore, MD 21244-2604	443-790-2516

NEWSPAPER AD CAN BE ½ PAGE AD.

SEE ATTACHED SAMPLE FOR PROPER SET-UP OF AD. SEE ATTACHED PAPERS FOR CORRECT WORDING FOR ZONING RECLASSIFICATION CYCLE 3 (APRIL – OCTOBER 2006) AND CORRECT MAP.

PLEASE FORWARD TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT (ATTENTION CARL RICHARDS), A CONTACT POSITIVE PRINT.

ANY QUESTIONS CONCERNING THIS AD, PLEASE CONTACT EITHER CARL RICHARDS OR KRISTEN MATTHEWS AT 410-887-3391.

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

Please forward billing to:
Ibrar Zahid
6914 Dogwood Road
Baltimore, MD 21244

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-06-546

6914 Dogwood Road

N/s of Dogwood Road, @ distance of 474 feet west of centerline of Lord Baltimore Drive
2nd Election District – 1st Councilmanic District

Legal Owner: Ibrar Zahid

Contract Purchaser: Javed A. Aizaz

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

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-06-546

6914 Dogwood Road

N/s of Dogwood Road, @ distance of 474 feet west of centerline of Lord Baltimore Drive
2nd Election District – 1st Councilmanic District

Legal Owner: Ibrar Zahid

Contract Purchaser: Javed A. Aizaz

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.

Petitions for Reclassifications / Cycle III, 2006

Preliminary List Only

Case # (to be assigned)

Petitioner

Case No. R-06- 545
(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- 546

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)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1694

DATE 2/28/06 ACCOUNT 001-6181

AMOUNT

\$ 575.00

RECEIVED
FROM:

Site Rite Surveying, Inc.

FOR:

Reclassification #2 (2/28/2006)

6904 Dogwood Road (Ibrar A. Zohid, Owner)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DPM

2/28/2006 2/28/2006 10:36:04 4

REG MSA WALKIN KRON KCH

>RECEIPT # 428202 2/28/2006 OFLN

Dept 5 532 CONPRE/CYCLE ZONING FEE

CR NO. 001094

Receipt Tot \$575.00

\$575.00 CR \$1.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

#2

**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/neighbor 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: RECLASSIFICATION # 2 (2/28/2006)
Petitioner: IBRAR ZAHID
Address or Location: 6914 DOGWOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR IBRAR ZAHID
Address: 6914 Dogwood Rd.
BALTO, MD, 21244-2604
Telephone Number: 443-790-2516

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

**Out-of-Cycle Zoning Reclassification Report
6914 Dogwood Road
February 28, 2006**

CASE NO:

R-06-546

PETITIONER:

Ibrar A. Zahid

CONTRACT PURCHASER:

Javed A. Aizaz

REQUESTED ACTION:

Reclassify zoning to:

Change zoning to BL.

EXISTING ZONING:

DR 5.5 (Density Residential, 5.5)

LOCATION:

6914 Dogwood Road – N/S Dogwood Road, at a distance of 474.02' west of the centerline of Lord Baltimore Drive.

AREA OF SITE:

1.402± acres

ZONING OF ADJACENT PROPERTY/USE:

North:	DR 5.5	Institutional, Temple Baptist Church
South:	DR 5.5	Residential
East:	ML-IM/ DR 5,5	Industrial office/warehouse/vacant
West	DR 5.5	Institutional, Temple Baptist Church

SITE DESCRIPTION:

The site is located on a collector road (Dogwood Road) and is surrounded by three distinct uses. The site is occupied by an existing single-family structure. 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.

RECLASSIFICATION SIGNS FOR CYCLE 3

Case Number: R-06-545

Hearing Date: Tuesday, September 26, 2006 at 10:00 a.m., Room 48, Old
Courthouse, 400 Washington Avenue

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

Case Number: R-06-455

Hearing Date: Tuesday, September 26, 2006 at 10:00 a.m., Room 48, Old
Courthouse, 400 Washington Avenue

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

LET CARL/KRISTEN KNOW WHEN THE SIGNS ARE DONE.

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:

From Rebecca

RECEIVED
MAY 08 2006
BALTIMORE COUNTY
BOARD OF APPEALS

- # 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

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.

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. 2
Case No. R-06-546
6914 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

RE: PETITION FOR RECLASSIFICATION * BEFORE THE BOARD
6914 Dogwood Road; N/S Dogwood Road, *
474' W c/line Lord Baltimore Drive * OF APPEALS
2nd Election & 1st Councilmanic Districts *
Legal Owner(s): Ibrar A. Zahid * FOR
Contract Purchaser(s): Javed A. Aizaz *
Petitioner(s) * BALTIMORE COUNTY
* R-06-546

* * * * *

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 to Ibrar A. Zahid & Javed Aizaz, 6120 Baltimore National Pike, Baltimore, MD 21228 Representative for Petitioner(s).

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

RE: PETITION FOR RECLASSIFICATION * BEFORE THE BOARD
 6914 Dogwood Road; N/S Dogwood Road, *
 474' W c/line Lord Baltimore Drive * OF APPEALS
 2nd Election & 1st Councilmanic Districts *
 Legal Owner(s): Ibrar A. Zahid * FOR
 Contract Purchaser(s): Javed A. Aizaz *
 Petitioner(s) * BALTIMORE COUNTY
 * R-06-546

* * * * *

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

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. Aizaz 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** when 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)

BALTIMORE COUNTY, MARYLAND

MEMORANDUM

TO: Lawrence S. Wescott
Chairman, Board of Appeals

DATE: July 26, 2006

FROM: Arnold F. 'Pat' Keller, III
Secretary to the Planning Board

SUBJECT: Cycle III Zoning Reclassification Petition – 6908 Dogwood Road (Case No. R-06-545) and 6914 Dogwood Road (Case No. 5-06-546) - County Council District 4

A Petition for Reclassification was filed with the Department of Permits and Development Management and forwarded to the Office of Planning for presentation to the Baltimore County Planning Board, seeking a zoning change for the properties at 6908 and 6914 Dogwood Road from DR 5.5 (Residential) to BL (Business Local) per parameters set for Cycle III zoning changes.

The issue was introduced to the Planning Board on June 1, 2006. (Copy of the Staff Report is attached.) A Hearing is scheduled before the Board of Appeals for September 26, 2006 at 10:00 a.m. Since this Petition has an "open" site plan at this time, with a documented site plan anticipated for presentation at the Board of Appeals Hearing, the Planning Board voted in favor of retaining the current zoning designations of DR 5.5 for the time being.

If you have any questions, please contact Mr. Jeffrey Long, Deputy Director, at 410-887-3213.

AFK:bjw

c: Kenneth N. Oliver, County Council, 4th District
John Beverungen, County Attorney
Dr. Anthony Marchione, Administrative Officer
Thomas Peddicord, Legislative Counsel/Secretary
Peter M. Zimmerman, People's Counsel
Tim Kotroco, Director, Permits & Development Management
Lawrence Schmidt, Petitioner's Attorney
Jeffrey Long, Deputy Director, Office of Planning
Dave Green, Community Planner

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BALTIMORE COUNTY
BOARD OF APPEALS

§ 32-3-513. AMENDMENTS TO A PETITION.**(a) *In general.***

(1) A zoning reclassification petition, including any documentation relating to the proposed use of the property, may be amended only during a required public hearing proceeding on the petition.

(2) When a proposed amendment to a petition is introduced, the Board of Appeals shall:

(i) Immediately suspend the hearing proceedings; and

(ii) Within 2 business days, transmit a copy of the amendment to the Director of Planning.

(b) *Amendments to out-of-cycle petitions.* In any case where a petition has been exempted under § 32-3-509 of this subtitle, the Director of Planning shall:

(1) Promptly refer the amendment to any agency that the director considers appropriate, together with a request that the agency provide the Director with comments on the amendment; and

(2) Transmit to the Board of Appeals a report on the amendment within 45 days after the amendment has been transmitted to the Director of Planning.

(c) *Petition not exempt from cyclical procedures.*

(1) In all other cases, the Director of Planning shall:

(i) Promptly transmit copies of the amendment to:

1. The Planning Board;

2. The Department of Permits and Development Management; and

3. Upon reviewing the petition files, any other agency that the Director considers to have an interest in the petition; and

(ii) Request that the agency provide the Director with comments on the amendment for distribution to the Planning Board, by a time specified by the Director.

(2) Within 45 days after the copy of the amendment has been transmitted to the Director of Planning, the Planning Board shall adopt and transmit to the Board of Appeals a report on the amendment.

(d) *Documentation submitted by petitioner.* If the petitioner submits documentation that relates to the proposed use of the property after the first public newspaper advertisement of the filing of the petition as required in Period I, the Board of Appeals shall:

(1) Consider the documentation an amendment to the petition, whether or not documentation of that nature was included within the original petition; and

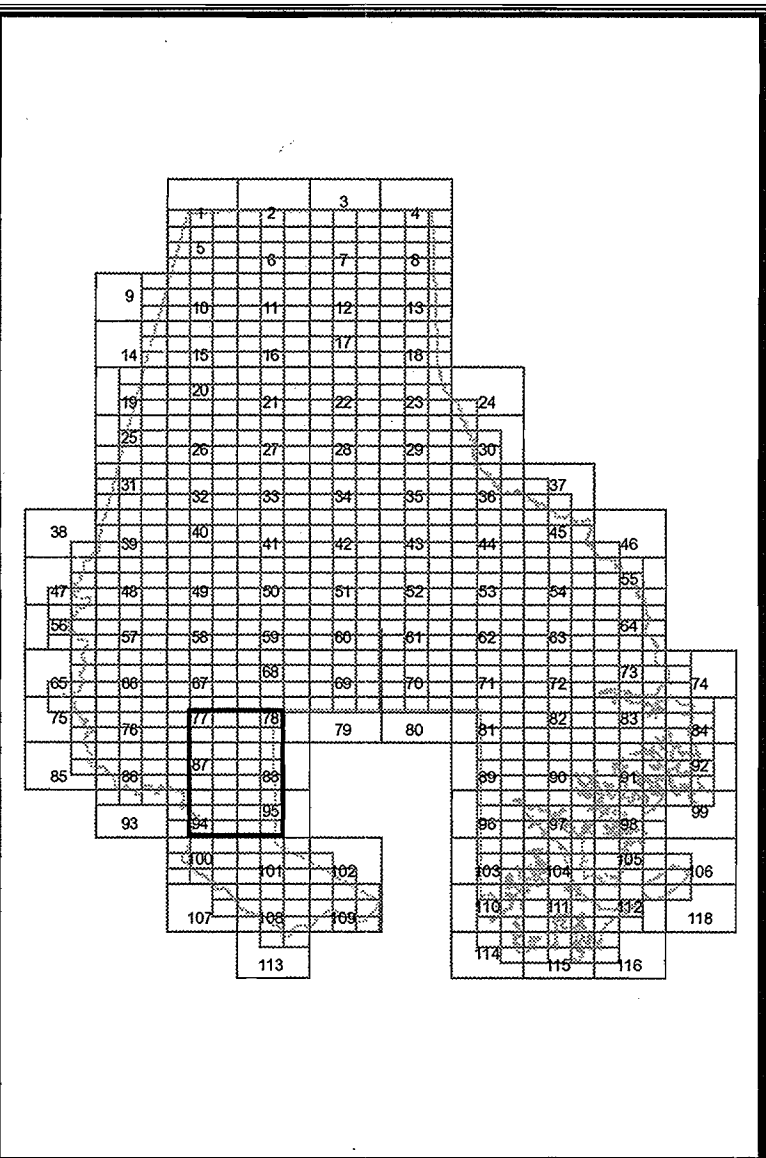
(2) Require the documentation to be subject to this section.

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

T

C

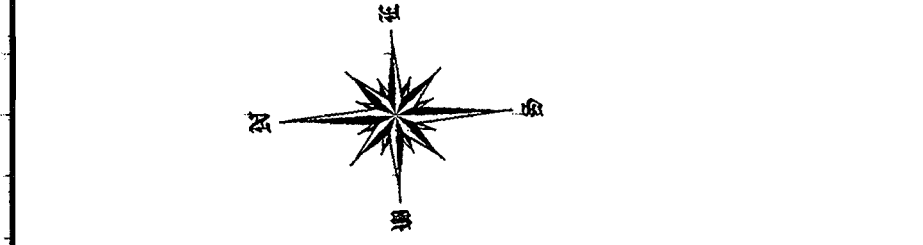
Scale: 1:12000
1" = 1000'

0 750 1,500 3,000 Feet

DISCLAIMER:
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 6, 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.

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

Prepared By LACQGIS, JSM,
Baltimore County Department of
Permits & Development.
March 1, 2005 d:\arcmap\5DM Zoning Maps.mxd



#2520 LORD BALTIMORE DRIVE
PARCEL: 159 LOT: 7A
WINDSOR CORPORATE CENTER 7, LLC
TAX ACCT NO. 2400001699

1. EXISTING ZONE: DR 5.5
2. PROPOSED ZONE: BL
3. PRIOR ZONING HEARINGS: NONE
4. LOT AREA: 51079.39 | S.F. ± | 1.402 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

U 01.15.00" E 405.00'

P.548
#6908 DOGWOOD ROAD
JAVED &
SURYA AIAZ
TAX ACCT NO. 0213855030
DEED REF. 23238/327

P. 187
OTIS & DOROTHY KIRK
0111350890

BALTIMORE COUNTY, MD:

ELECTION DISTRICT: 2C1



siteRite
SURVEYING®

DATE:	02/23/06
SCALE:	1"=30'
DRAWN BY:	KAK
CHECKED BY:	VJM
DATE	REVISION

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