

MEMORANDUM

DATE: January 18, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0116-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 17, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(2375 Rolling Road)

2nd Election District

4th Council District

Dogwood Associates Limited Partnership

Legal Owner

Petitioner

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0116-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Dogwood Associates Limited Partnership, owner of the subject property ("Petitioner"). The Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R) as follows: (1) to permit up to 2 freestanding joint identification signs per frontage on Rolling Road in lieu of the permitted 1 per frontage; and (2) to permit a freestanding joint identification sign within 40 ft. of a residential zone in lieu of the permitted distance of 100 ft. A site plan was marked as Petitioner's Exhibit 1.

Landscape architect David L. Martin and Frank Maccherone appeared in support of the petition. Lawrence E. Schmidt, Esq. represented the Petitioner. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the requests but noted that all non-permitted banner signs should be removed from the property.

The property is approximately 12.07 acres and is zoned BL (10.61 Ac.) and DR 5.5. (1.46 Ac). Commercial parking is permitted on the portion of land zoned DR 5.5, pursuant to the order issued in Case No. 1989-497-SPH. The property is improved with two one-story commercial

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Date 12/14/16

By sln

buildings which contain a variety of tenants including restaurants, grocery store and medical office. Petitioner initially sought variance relief to permit two (2) joint identification signs along the same road frontage. Two joint identification signs have existed for many years at the shopping center, although certain tenants have changed and the sign abatement provisions in the B.C.Z.R. require Petitioner to obtain zoning relief.

The Petition was amended at the hearing to add an additional variance request to permit four (4) enterprise signs on a single façade in lieu of three (3) such signs as permitted by the Regulations. This request pertains to the building in the eastern portion of the site, farthest removed from Rolling Road. This building will be occupied by a Dollar Tree, Bhavani Food grocery store and a surgery center. As such three enterprise signs are permitted, although the elevation drawings admitted as Petitioner's Exhibit 10A & 10B depict four such signs along the same façade, necessitating variance relief.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The property is irregularly shaped and is therefore unique. In addition, findings of uniqueness have been made in at least two prior zoning cases involving the property. See Case Nos. 1993-0390-SPHXA & 1991-0280-A. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to install the proposed signs. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and

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Date 12/16/16

By Sen

general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 16th day of December, **2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) to permit up to 2 freestanding joint identification signs per frontage on Rolling Road in lieu of the permitted 1 per frontage; (2) to permit a freestanding joint identification sign within 40 ft. of a residential zone in lieu of the permitted distance of 100 ft.; and (3) to permit four wall-mounted enterprise signs, as depicted on Petitioner's Exhibit 10A & 10B, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must within 30 days of the date hereof remove all non-permitted temporary signage and banners from the site.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



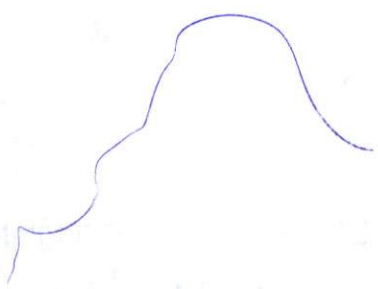
JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 12/16/16

By sln



18



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address Rolling Road which is presently zoned BL and DR 5.5
 Deed References: 7581/43, 8177/115, and 8213/427 10 Digit Tax Account # 2000000488, 0223000980, 0222450100
 Property Owner(s) Printed Name(s) Dogwood Associates Limited Partnership

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

Please see attached.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Lawrence E. Schmidt and Jason T. Vettori
 Name- Type or Print Smith, Gildea & Schmidt, LLC
 Signature _____
 600 Washington Avenue, Suite 200 Towson MD
 Mailing Address _____ City _____ State _____
 21204 (410) 821-0070 lschmidt@sgs-law.com
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Stephen M. Gorn, Authorized Representative of Dogwood Associates Limited Partnership
 Name #1 Type or Print _____ Name #2 - Type or Print _____
 Signature #1 _____ Signature #2 _____
 124 Slade Avenue, Suite 200 Baltimore MD
 Mailing Address _____ City _____ State _____
 21208 410-486-1234, rsmic@questar.net
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Lawrence E. Schmidt and Jason T. Vettori
 Name - Type or Print Smith, Gildea & Schmidt, LLC
 Signature _____
 600 Washington Avenue, Suite 200 Towson MD
 Mailing Address _____ City _____ State _____
 21204 (410) 821-0070 lschmidt@sgs-law.com
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2017-0116-A Filing Date 10/26/2016 Do Not Schedule Dates: _____ Reviewer M

ATTACHMENT TO PETITION FOR ZONING HEARING

Rolling Road

2nd Election District

4th Councilmanic District

Variance from Section(s):

1. BCZR § 450.4 Attachment 1.7(b)(vi) to permit up to 2 freestanding joint identification signs per frontage on Rolling Road in lieu of the permitted 1 per frontage; and
2. BCZR § 450.5.B.4.b to permit a freestanding joint identification sign within 40 feet of a residential zone in lieu of the minimum permitted distance of 100 feet; and
3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

2017-0116-A



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address Rolling Road which is presently zoned BL and DR 5.5
Deed References: 7581/43, 8177/115, and 8213/427 10 Digit Tax Account # 2000000488, 0223000980, 0222450100
Property Owner(s) Printed Name(s) Dogwood Associates Limited Partnership

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s)

Please see attached.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Lawrence E. Schmidt and Jason T. Vettori
Name- Type or Print Smith, Gildea & Schmidt, LLC
Signature _____
600 Washington Avenue, Suite 200 Towson MD
Mailing Address _____ City _____ State _____
21204 , (410) 821-0070 , lschmidt@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Stephen M. Gorn, Authorized Representative of Dogwood Associates Limited Partnership
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
124 Slade Avenue, Suite 200 Baltimore MD
Mailing Address _____ City _____ State _____
21208 , 410-486-1234 , rumick@questar.net
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Lawrence E. Schmidt and Jason T. Vettori
Name - Type or Print Smith, Gildea & Schmidt, LLC
Signature _____
600 Washington Avenue, Suite 200 Towson MD
Mailing Address _____ City _____ State _____
21204 , (410) 821-0070 , lschmidt@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2017-0116-A Filing Date 10/26/2016 Do Not Schedule Dates: _____ Reviewer JM

ATTACHMENT TO PETITION FOR ZONING HEARING

Rolling Road

2nd Election District

4th Councilmanic District

Variance from Section(s):

1. BCZR § 450.4 Attachment 1.7(b)(vi) to permit up to 2 freestanding joint identification signs per frontage on Rolling Road in lieu of the permitted 1 per frontage; and
2. BCZR § 450.5.B.4.b to permit a freestanding joint identification sign within 40 feet of a residential zone in lieu of the minimum permitted distance of 100 feet; and
3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

2017-0116-A

MARTIN

MARTIN
&
PHILLIPS

&

PHILLIPS

DESIGN ASSOCIATES, INC.

LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOSLEY AVENUE, SUITE B1, TOWSON, MARYLAND 21204

ZONING DESCRIPTION

October 14, 2016

Dogwood Station Shopping Center
2375 Rolling Road
Baltimore, MD 21208
Election District 2
Councilmanic District 4

Beginning for the description of a 12.07 acre tract identified as Parcel 0362 Tax Map 87, at a point at the centerline intersections of Rolling Road Road and Dogwood Road thence N 48° 31' 35" E 45.68' feet more or less to a point of beginning at the southwestern most corner of the subject property thence the following courses:

- 1) N27°16' 22""W, 41.33' , thence to a curve on Rolling Road having a
- 2) Radius of 2829.79' and a length of 910.57' thence
- 3) N03° 36' 18"W, 127.10' thence
- 4) N87° 05' 30"E, 639.64', thence
- 5) S02° 54' 29"E, 427.97', thence
- 6) S79° 26' 13"W, 291.54', thence to a curve having a
- 7) Radius of 622.29' and a length of 86.06', thence
- 8) N21° 39' 01"W, 472.03, thence
- 9) S76° 31' 17"W, 354.97', thence
- 10) back to the point of beginning

Containing 525,769.20 Square Feet or 12.07 Acres of Land more or less.

The above bearings are based on the Maryland State Coordinate System (NAD83/91).

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONTRACTS, CONVEYANCES OR AGREEMENTS.



TELEPHONE: 410.321.8444, TOLL FREE: 866.395.8595
FAX: 410.321.1175

2016-0116-A



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4607592

Sold To:

Smith Gildea & Schmidt LLC - CU00433777
600 Washington Ave Ste 200
TOWSON,MD 21204

Bill To:

Smith Gildea & Schmidt LLC - CU00433777
600 Washington Ave Ste 200
TOWSON,MD 21204

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Nov 22, 2016



The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/28/2016

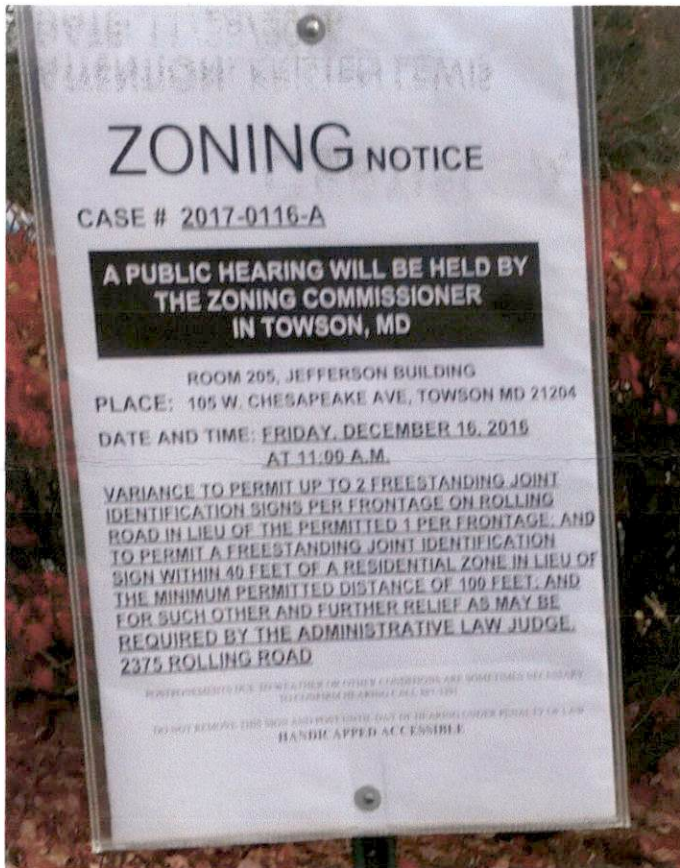
Case Number: 2017-0116-A

Petitioner / Developer: LAWRENCE SCHMIDT, ESQ. ~ STEPHEN GORN

Date of Hearing (Closing): DECEMBER 16, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
2375 ROLLING ROAD

The sign(s) were posted on: NOVEMBER 26, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

November 17, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2017-0116-A

2375 Rolling Road

E/s Rolling Road at the NE corner of Dogwood Road

2nd Election District – 4th Councilmanic District

Legal Owners: Dogwood Associated Limited Partnership

Variance to permit up to 2 freestanding joint identification signs per frontage on Rolling Road in lieu of the permitted 1 per frontage; and to permit a freestanding joint identification sign within 40 feet of a residential zone in lieu of the minimum permitted distance of 100 feet; and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Friday, December 16, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Stephen Gorn, 124 Slade Avenue, Ste. 200, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 26, 2016.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 22, 2016 Issue - Jeffersonian

Please forward billing to:

Lawrence Schmidt
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

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2375 Rolling Road

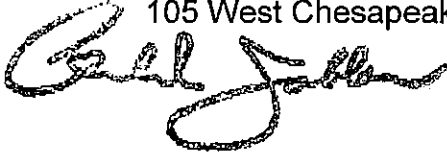
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
2375 Rolling Road; E/S Rolling Road, * OF ADMINISTRATIVE
NE corner of Dogwood Road * HEARINGS FOR
2nd Election & 4th Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Dogwood Associate Limited *
Partnership, Stephen Gorn, Representative *
Petitioner(s) *
* 2017-116-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

NOV 04 2016

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of November, 2016, a copy of the foregoing Entry of Appearance was mailed to Jason Vettori, Esquire & Lawrence Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2017-011C-A

Property Address: Rolling Road

Property Description: _____

Legal Owners (Petitioners): Dogwood Associates Limited Partnership

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence E. Schmidt, Esquire

Company/Firm (if applicable): Smith, Gildea & Schmidt, LLC

Address: 600 Washington Avenue, Suite 200

Towson, MD 21204

Telephone Number: 410-821-0070

Revised 5/20/2014

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No.

141430

Date:

10/26/16

PAID RECEIPT

BUSINESS ACTUAL TIME DPM

10/27/2016 10/26/2016 10:23:36 3

RE: WSO3 WALKIN CAN

>> RECEIPT # 702274 10/26/2016 OFLN

Dept 5 528 ZONING VERIFICATION

RE NO. 141430

Recpt Tot \$500.00

\$500.00 CK \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	(000)		6150				500.00

Total: 500.00

Rec From: Smith, Gilda & Schmitt

For: ~~600 Washington Ave~~

2375 Rolling Rd

2017-0116-1A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

December 8, 2016

Dogwood Associates Ltd Partnership
Stephen M Gorn
124 Slade Avenue
Suite 200
Baltimore MD 21208

RE: Case Number: 2017-0116 A, Address: 2375 Rolling Road

Dear Mr. Gorn:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 26, 2016. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Lawrence E Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/31/16

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2017-0116-A

Variance
Dogwood Associates Limited Partnership
Stephen M. Gorn
2375 Rolling Road

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read 'Wendy Wolcott', is written over a horizontal line.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 11/22/2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-116

NOV 30 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 2375 Rolling Road
Petitioner: Dogwood Associates Limited Partnership
Zoning: BL, DR 5.5
Requested Action: Variance

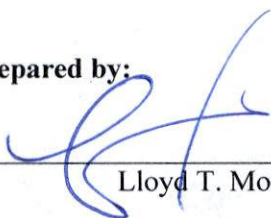
The Department of Planning has reviewed the petition for variance to permit up to 2 freestanding joint identification signs per frontage on Rolling Road and to permit a freestanding joint identification sign within 40 feet of a residential zone in lieu of the required 1 per frontage and minimum permitted distance of 100 feet respectively.

A site visit was conducted on November 7, 2016.

The Department of Planning does not object to granting the petitioned zoning relief conditioned upon any and all non-permitted signage to include banners be removed.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Lawrence E. Schmidt, Jason T. Vettori, Smith, Gildea & Schmidt, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

NOV 02 2016

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0116-A
Address 2375 Rolling Road
(Dogwood Associates Limited
Partnership Property)

Zoning Advisory Committee Meeting of **November 7, 2016**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 11-02-2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: November 7, 2016

FROM: ^{DAK}Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 7, 2016
Item No. 2017-0115, 0116, 0117 and 0118

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC11072016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0116-A
Address 2375 Rolling Road
(Dogwood Associates Limited
Partnership Property)

Zoning Advisory Committee Meeting of **November 7, 2016**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 11-02-2016



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

December 8, 2016

Dogwood Associates Ltd Partnership
Stephen M Gorn
124 Slade Avenue
Suite 200
Baltimore MD 21208

RE: Case Number: 2017-0116 A, Address: 2375 Rolling Road

Dear Mr. Gorn:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 26, 2016. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Lawrence E Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/31/16

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2017-0116-A

Variance
Dogwood Associates Limited Partnership
Stephen M. Gorn
2375 Rolling Road

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Wendy Wolcott".

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: November 7, 2016

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 7, 2016
Item No. 2017-0115, 0116, 0117 and 0118

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC11072016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0116-A
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(Dogwood Associates Limited
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Zoning Advisory Committee Meeting of November 7, 2016

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 11-02-2016

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 11/22/2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-116

INFORMATION:

Property Address: 2375 Rolling Road
Petitioner: Dogwood Associates Limited Partnership
Zoning: BL, DR 5.5
Requested Action: Variance

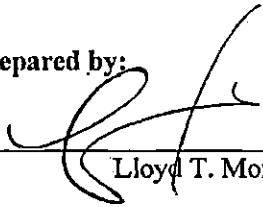
The Department of Planning has reviewed the petition for variance to permit up to 2 freestanding joint identification signs per frontage on Rolling Road and to permit a freestanding joint identification sign within 40 feet of a residential zone in lieu of the required 1 per frontage and minimum permitted distance of 100 feet respectively.

A site visit was conducted on November 7, 2016.

The Department of Planning does not object to granting the petitioned zoning relief conditioned upon any and all non-permitted signage to include banners be removed.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Lawrence E. Schmidt, Jason T. Vettori, Smith, Gildea & Schmidt, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 11/22/2016

FROM: Andrea Van Arsdale
Director, Department of Planning

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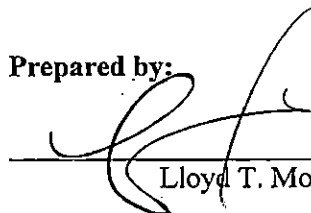
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Lawrence E. Schmidt, Jason T. Vettori, Smith, Gildea & Schmidt, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

Sherry Nuffer

From: Sherry Nuffer
Sent: Friday, December 16, 2016 3:23 PM
To: 'Lawrence Schmidt'
Subject: 2017-0116-A
Attachments: 20161216153019076.pdf

Larry,

Attached please find Judge Beverungen's Order rendered in the above mentioned case.

Thank you,

Sherry

ORDER RECEIVED FOR FILING

Date_____

By_____

CASE NAME Dogwood Station
CASE NUMBER 2017-0116-A
DATE 12-16-16

[illegible]

WILLIAM J. GIBBS
JAN 30 1965
JAN 30 1965

WILLIAM J. GIBBS
JAN 30 1965
JAN 30 1965

WILLIAM J. GIBBS

JAN 30 1965

JAN 30 1965

JAN 30 1965

WILLIAM J. GIBBS

WILLIAM J. GIBBS

WILLIAM J. GIBBS

CASE NO. 2017- 0116-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11/7</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>11/2</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
	FIRE DEPARTMENT	
<u>11/22</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO Obj w/ comment</u>
<u>10/31</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

11/22/16

SIGN POSTING

Date:

11/26/16

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

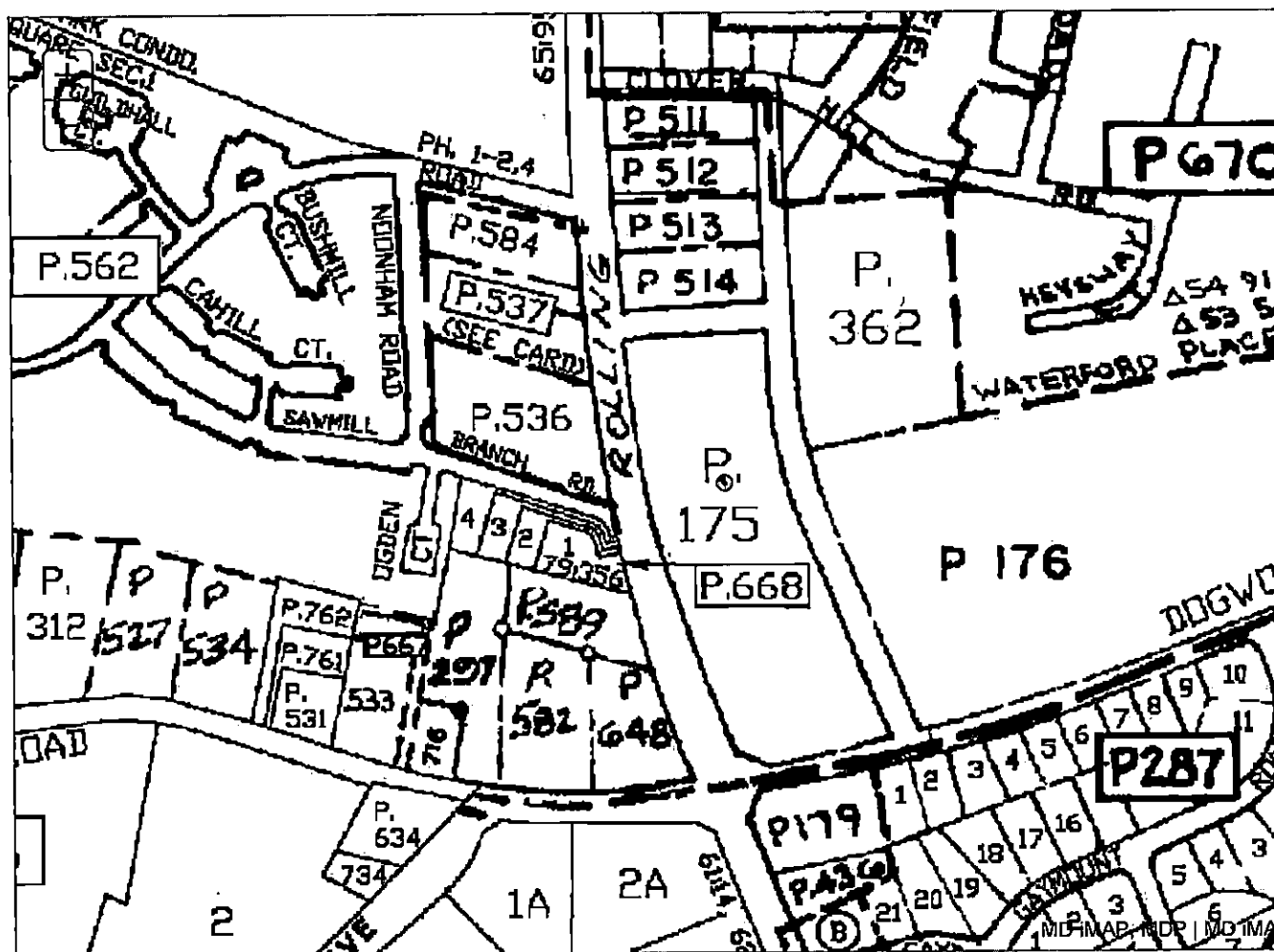
Comments, if any: _____

[Real Property Data Search](#) [Guide to searching the database](#)
[Search Result for BALTIMORE COUNTY](#)

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 02 Account Number - 2000000488							
Owner Information									
Owner Name:		DOGWOOD ASSOCIATES LIMITED PARTNERSHIP				Use:		COMMERCIAL	
Mailing Address:		SUITE 200 124 SLADE AV BALTIMORE MD 21208				Principal Residence:		NO	
						Deed Reference:		/07581/ 00043	
Location & Structure Information									
Premises Address:		ROLLING RD 0-0000				Legal Description:		7.74 AC ES ROLLING RD N COR DOGWOOD RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0087	0023	0175		0000				2016	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1991		87066				7.7400 AC		06	
Stories	Basement	Type			Exterior	Full/Half Bath	Garage	Last Major Renovation	
		SHOPPING CENTER / NEIGHBORHOOD						2000	
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2016		07/01/2017	
Land:		1,548,000		1,548,000					
Improvements		6,502,900		7,209,400					
Total:		8,050,900		8,757,400		8,286,400		8,521,900	
Preferential Land:		0						0	
Transfer Information									
Seller: VON PARIS BONAVE NTURE E				Date: 06/23/1987		Price: \$200,000			
Type: ARMS LENGTH IMPROVED				Deed1: /07581/ 00043		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 02 Account Number: 2000000488



If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

EXHIBIT
2E





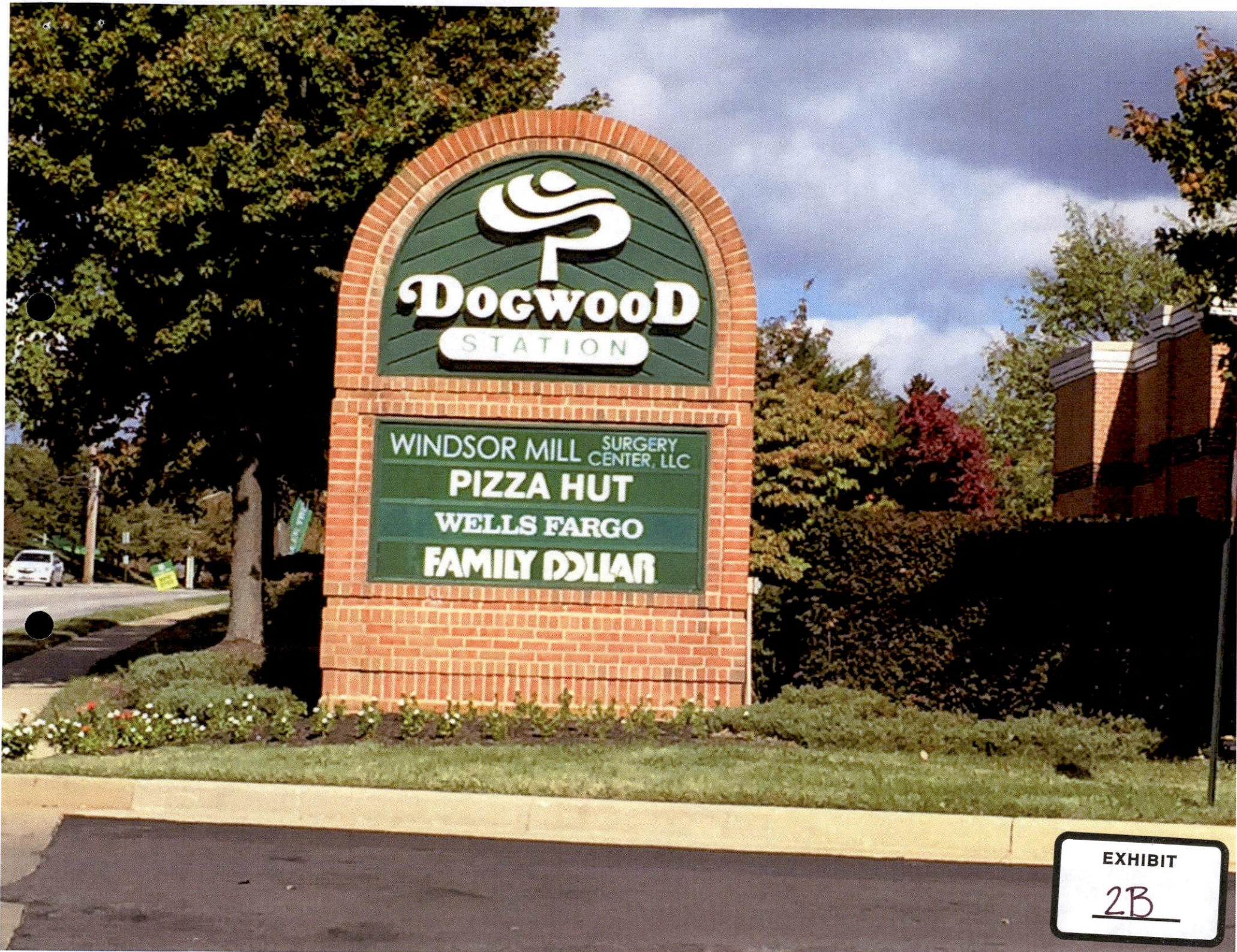
EXHIBIT

2D



EXHIBIT

2C



EXHIBIT

2B



ZONING NOTICE

CASE # 2017-0118-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE. TOWSON MD 21204

DATE AND TIME: FRIDAY, DECEMBER 16, 2016
AT 11:00 A.M.

VARIANCE TO PERMIT UP TO 2 FREESTANDING JOINT
IDENTIFICATION SIGNS PER FRONTAGE ON ROLLING
ROAD IN LIEU OF THE PERMITTED 1 PER FRONTAGE, AND
TO PERMIT A FREESTANDING JOINT IDENTIFICATION
SIGN WITHIN 40 FEET OF A RESIDENTIAL ZONE IN LIEU OF
THE MINIMUM PERMITTED DISTANCE OF 100 FEET, AND
FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE
REQUIRED BY THE ADMINISTRATIVE LAW JUDGE,
2375 ROLLING ROAD

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE AND IS IN THE PUBLIC DOMAIN

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE AND IS IN THE PUBLIC DOMAIN

HANDICAPPED ACCESSIBLE

EXHIBIT

2A

S/F Signs on Existing Steel Supports

Before & After

Page 6



EXISTING STEEL
Scale: NTS



PROPOSED SIGN 36 SQ. FT.
Scale: NTS



Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name _____ Date _____

Declaration

Copyright © 2015 Allen Industries, Inc.

This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

Date / Description

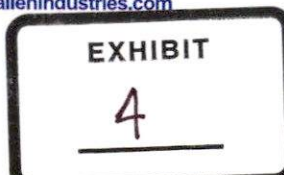
07/13/16 Issue Date
07/25/16 ☒ Added Backer
07/28/16 ☒ Revised Backer
08/2/16 ☒ Revised Backer
08/10/16 ☒ Removed Backer
08/17/16 ☒ Pylon Update

Project Information

Client **Dollar Tree DT-C-223**
23190 N. Rolling Road
Windsor Mill, MD 21244
File **Windsor Mill, MD DT-C-223 R5**
Sales Design MJ PM ND

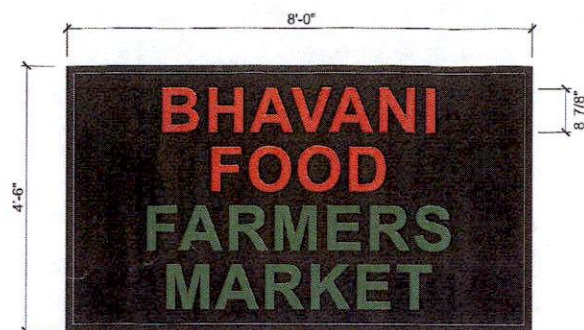


888-294-2007
www.allenindustries.com



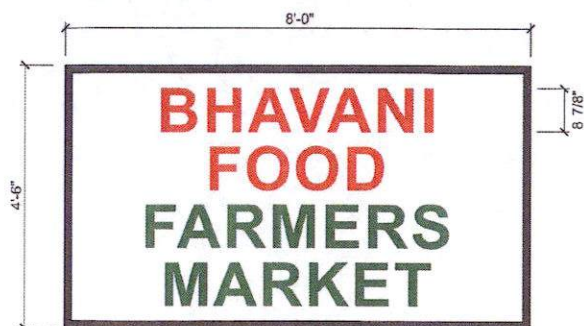
Replacement Faces

Page 4 of 4



FRONT VIEW - OPTION #2

Scale: 1/2" = 1'-0"



FRONT VIEW - OPTION #1

Scale: 1/2" = 1'-0"

GENERAL SPECIFICATIONS:

- Two (2) SF, internally illuminated sign cabinets with flat polycarbonate faces attached to existing monument signs with brackets
- Faces to be flat polycarbonate with surface applied translucent vinyl graphics
- Sign to be internally illuminated
- New cabinets to be installed onto existing monument sign



Declaration

This is an original unpublished drawing, created by Allen Industries, Inc. It is submitted for your personal use in connection with the project being planned for you by Allen Industries, Inc. It is not to be shown to anyone outside your organization, nor used, reproduced, copied, or exhibited in any fashion whatsoever. All or part of this design (except for registered trademarks) remain the property of Allen Industries, Inc.

Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name _____ Title _____ Date _____

Revisions

08/31/16 Issue Date

09/01/16 Rev. 1

09/13/16 Rev. 2

09/16/16 Rev. 3

Project Information

Client Bhavani Farmers Market

2319 N. Rolling Rd.

Windsor Mill, MD

File OP001676_Bhavani Sales

Design CT PM Marcy Aho

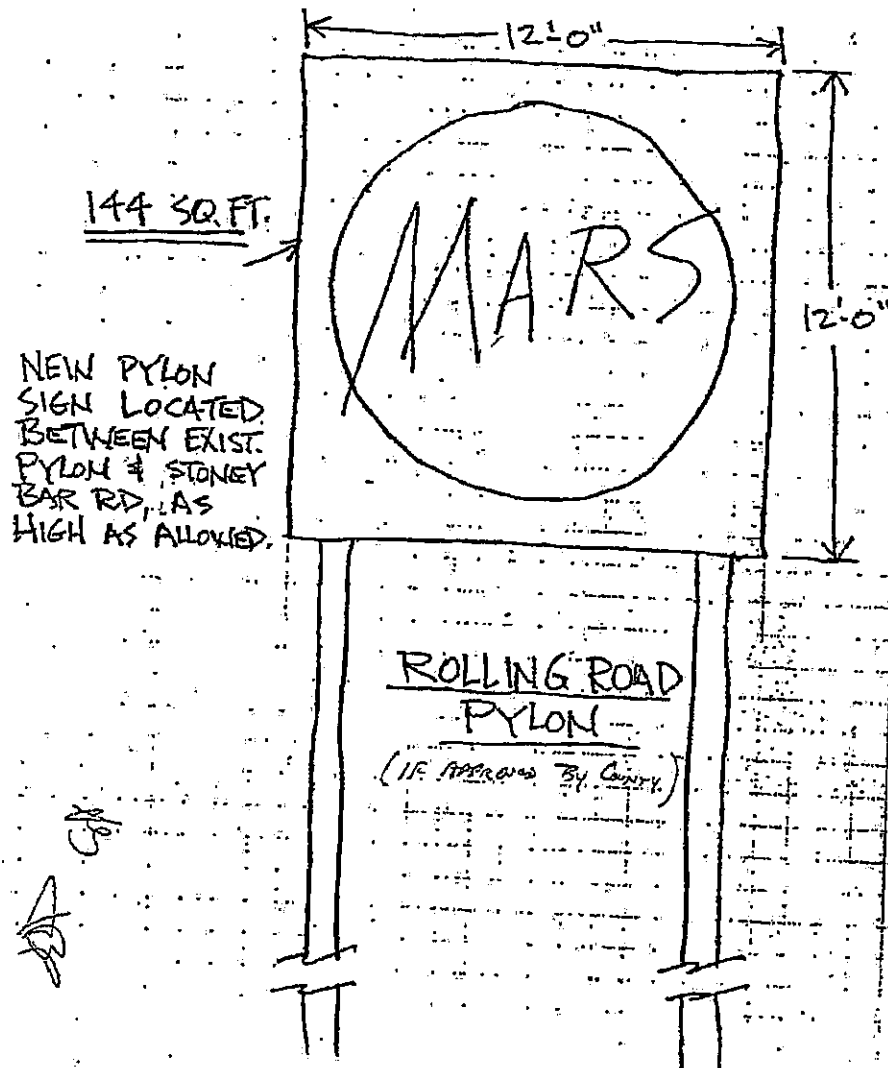
Allen Industries
Corporate Identity Programs

Corporate Signage Division
6434 Burnt Poplar Road, Greensboro, NC 27409
Phone 800-967-2553 Fax 336-668-7875

Because Image Is Everything™

EXHIBIT

3



EXHIBIT

5

IN RE: PETITION FOR ZONING VARIANCE	* BEFORE THE
N/S Dogwood Road at E/S of	* ZONING COMMISSIONER
Rolling Road	* OF BALTIMORE COUNTY
(Dogwood Station)	* Case No. 91-280-A
2nd Election District	*
2nd Councilmanic District	
Dogwood Associates Ltd. Part.	
Petitioners	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit two (2) illuminated shopping center identification signs on two thoroughfares opposite non-commercially zoned property, and to permit 472 parking spaces in lieu of the required 517 for an existing shopping center in accordance with Petitioner's Exhibit 1.

The Petitioners, by John Colvin, General Partner, appeared, testified and was represented by Newton A. Williams, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as the Dogwood Station Shopping Center, consists of 12.07 acres predominantly zoned B.L., and is proposed for expansion as depicted on Petitioner's Exhibit 1. Petitioners are desirous of erecting two illuminated identification signs to identify the subject shopping center. Testimony and evidence presented indicated that Petitioners have gone to great lengths to make the shopping center conform to the architectural character of the surrounding community and have attempted to appropriately landscape the site to lessen its visual impact. Evidence presented in Petitioner's Exhibit 4 indicated that the requested signage will be tastefully done to remain consistent with the architectural scheme of the shopping center and the surrounding community. Petitioners testified the requested parking variance is necessary as a

ORDER RECEIVED FOR FILING

Date

By

EXHIBIT

1

result of the proposed expansion. Testimony indicated the proposed parking layout is more than adequate to accommodate the expansion.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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

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

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

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of July, 1991 that the Petition for Zoning Variance to permit two (2) illuminated shopping center identification signs on two thoroughfares opposite non-commercially zoned property, and to permit 472 parking spaces in lieu of the required 517 for an existing

ORDER RECEIVED FOR FILING

Date

By

shopping center, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioners may apply for their permits 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 such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

JRH:bjs


J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

2/3/91

By



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

July 3, 1991

Newton A. Williams, Esquire
Nolan, Plunhoffs & Williams
210 W. Pennsylvania Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
N/S Dogwood Road at E/S Rolling Road
(Dogwood Station)
2nd Election District - 2nd Councilmanic District
Dogwood Associates Limited Partnership - Petitioners
Case No. 91-280-A

Dear Mr. Williams:

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

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

Very truly yours,

A handwritten signature in dark ink, reading "J. Robert Haines". The signature is written in a cursive style with a large, stylized "J" and "H".

J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

३४११

91-280-A

signs on two thoroughfares opposite non-commercially zoned property, i.e. Rolling

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

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

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

Legal Owner(s) :

Dogwood Associates Limited Partnership
(Type or Print Name)

Signature

Mr. John Colvin, General Partner
(Type or Print Name)

Signature

124 Slade Avenue
Address

Baltimore, Maryland 21208

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Newton Williams

Address
Towson, MD 21204

Phone No. 823-7800

of DEC, 1920, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

DATE - 11/21/40

SUPPLEMENTAL REASONS FOR VARIANCE
Item No. 215, Case No. 91-280-A

1. That unforeseen restaurant tenants have recently expressed an interest in Dogwood Station compelling an increase in the center's parking requirement.
2. That there is no room on the Dogwood Station property to provide additional parking.
3. That without the requested parking variance, the Petitioners will sustain practical difficulty and unreasonable hardship.

N. A. W.

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

Towson Office
Malcolm E. Hudkins
Registered Surveyor
Phone 828-9060

NOVEMBER 8, 1990

DESCRIPTION FOR SIGN VARIANCE SECTION 413.2C "DOGWOOD STATION"

Beginning for the same from the center line intersection of Rolling Road, (70' R/W) and Dogwood Road, (50' R/W, ultimate 60' R/W) the two (2) following courses and distances 1) easterly 38 feet more or less, 2) northerly 30 feet more or less thence from Point of Beginning, N 64° 16' 12" W 4.45 feet thence N 22° 05' 30" W 42.06 feet thence with a radius to the right 2829.79 feet and arc length 910.57 feet thence N 03° 39' 18" W 127.10 feet, thence N 87° 02' 31" E 639.64 feet thence S 02° 57' 29" E 427.97 feet thence S 79° 23' 13" W 291.54 feet thence with a radius to the left 622.29 feet an arc length 86.06 feet, thence S 21° 42' 01" E 472.04 feet thence S 76° 28' 17" W 354.97 feet to the Place of Beginning. Containing 11.25 acres of land more or less.



MALCOLM E. HUDKINS

Registered Surveyor #5095

91-280-A

#215

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

91-280-A

District 2nd Date of Posting February 5, 1991
Posted for: Variance
Petitioner: Dogwood Associates Limited Partnership
Location of property: Corner N/5 Dogwood Road and E/5 Rolling Road
"Dogwood Station"
Location of Sign: East side of Rolling Road approx. 275' North
of Dogwood Road
Remarks: 1st period sign attached 2-25-91
Posted by S. J. Krata Date of return: February 8, 1991
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 17, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 16, 1991.

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-200-A
Corner N/5 Dogwood Road
and E/5 Rolling Road
"Dogwood Station"
2nd Election District
2nd Councilmanic
Petitioner(s):
Dogwood Associates Limited Partnership
Hearing Date: Tuesday,
June 11, 1991 at 9:00 a.m.

Variation: to permit two illuminated shopping center identification signs on two thoroughfares opposite non-commercially zoned property and to permit 472 parking spaces in lieu of the 517 parking spaces.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
5/182 May 18.

THE JEFFERSONIAN,

S. Zefe Orlean

Publisher

\$ 37.52

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case number: 91-230-A
Corner N/S Dogwood Road
and E/S Rolling Road
"Dogwood Station"
2nd Election District
2nd Councilmanic
Petitioner(s):

Dogwood Associates
Limited Partnership
Hearing Date: Thursday,
Feb. 28, 1991 at 10:00 a.m.

Variance: to permit two illuminated shopping center identification signs on two thoroughfares opposite non-commercially zoned property.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

1/351 Jan. 31.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2-6, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-31, 1991.

THE JEFFERSONIAN,

S. Zehe Orlov

Publisher

\$ 35.18

91-280 A

CERTIFICATE OF PUBLICATION

Pikesville, Md., 5/15 19 91

THIS IS TO CERTIFY, that the annexed advertisement
was published in the NORTHWEST STAR, a weekly
newspaper published in Pikesville, Baltimore
County, Maryland before the 16th day of
May 19 91

the first publication appearing on the
15th day of May, 19 91

the second publication appearing on the
_____ day of _____, 19 91

the third publication appearing on the
_____ day of _____, 19 91

THE NORTHWEST STAR

Tom Burt
Manager

Cost of Advertisement \$24

WEST GOODS AND SERVICES

SERVICE

**Instruction
Business
Programs
Compatible
84**

ERVICE

'ATION? Shop-
nds, etc. Call

NTED

WANTED, Over 25
or part time,
& weekends.

**becker-Cashiers,
part time night
pay-experience
Smith Ave. Call**

cellent income,
ng products at
service. Info.,
pt. P7595.

ME—Up to \$455,
respectable.
Or successful
.990-6090 ext.
(int).

JOE

PERSONAL SERVICE

How to BEAT the HIGH COST of Auto & Homeowner's Insurance IN 5 MINUTES?

Salonia Insurance Agency, Inc.

484-5907

**First Time Buyers!
If You Have a Car,
You Have Insurance!**

LEGAL NOTICE

BALTIMORE COUNTY GOVERNMENT
ZONING COMMISSIONER
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: [REDACTED]
Corner N/S [REDACTED] **E/B Rolling**

"Dogwood Station"
2nd Election District - 2nd Councilmanic
Petitioner(s): Dogwood Associates Limited
Partnership

Blowing: Blowing will be done at 9:00 a.m. Variables to permit the following: to remove corner identification signs on two thoroughfare opposite non-commercially zoned property and to permit 472 parking spaces in lieu of the 517 parking spaces.

Zoning Commission

TRAVEL

AGAWA CANYON & MACKINAC ISLAND

August 19-25

\$640 p.p.

Train & Boat Ride Included
Fliers Available • Call Iris

486-6418

TRAVEL

BAHAMAS CRUISE BLOWOUT! 2
tickets, good for 1 year. \$149 ea. 5
days/4 nights accommodations.
While they last. (301) 608-2800.

Special Events

Kappa Guild's Annual Donor
will be held Wed., May 22 at
6:30 p.m. at Bluecrest. A
cocktail hour will be followed
by dinner and an original
musical revue staged entirely by
members of the organization.
(243-6783).

Plans are being made by the Ladies' Auxiliary of the Ner Israel Rabbinical College for their Annual Donor Luncheon to be held on Wed., May 29 at noon in the Wolf Building of the Sandler Dining Hall on the Mt. Wilson Campus of the College. A special musical program will be

5906 Park Heights Ave.

CALL 542-8339

EHO

LEGAL NOTICE

BALTIMORE COUNTY GOVERNMENT
ZONING COMMISSIONER
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-280-A
Corner N/S Dogwood Road and E/S Rolling Road

"Dogwood Station"
2nd Election District—2nd Councilmanic
Petitioner(s): Dogwood Associates Limited
Partnership

Hearing: Tuesday, February 28, 1991 at 10:00 a.m.

Variance to permit two illuminated shopping center identification signs on two thoroughfares opposite non-commercially zoned property.

J. Robert Holmes
Zoning Commissioner of
Baltimore County

FOR RENT

FOR RENT

Liberty West Apartments
922-3683

**YOU'RE GONNA LOVE THIS!
FREE SECURITY DEPOSIT***

We now have 1, 2 & 3 Bedroom apartments available for leasing. Affordable living for those with distinctive taste.

- Hardwood floors or wall to wall carpet
- Park-like setting with beautiful landscaping
- Spacious rooms & decks
- Private patio or balcony
- Windows in every room
- Step-over kitchen
- Small pet welcome
- Eat-in kitchen



Mon-Fri 10-6 EHO

Captures er Stage

standout as the seemingly awkward poet who suddenly confounds Motels with a vengeance. Kenneth Gray also gets good notices as Canilde's

CERTIFICATE OF PUBLICATION

Pikesville, Md., 1/30 1971

THIS IS TO CERTIFY, that the annexed advertisement
was published in the NORTHWEST STAR, a weekly
newspaper published in Pikesville, Baltimore
County, Maryland before the 31st day of

Jan 1971

the first publication appearing on the

30th day of Jan, 1971

the second publication appearing on the

_____ day of _____, 1971

the third publication appearing on the

_____ day of _____, 1971

THE NORTHWEST STAR

In Book
Manager

Cost of Advertisement \$24-

receipt



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Item #215
91-280-A

Date

8/28/91

M9100871

REVISED PUBLIC HEARING FEES	QTY	PRICE
110 -REVISIONS (ALL OTHERS)	1 X	\$75.00
	TOTAL:	\$75.00

LAST NAME OF OWNER: DOGWOOD ASSOCS LP

Please Make Checks Payable To: Baltimore County
04A04H0009MICHRC 375.00
0002:42PM03-28-91



Baltimore County
Zoning Commissioner
County Office Building
711 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

No 3939

Date

11/21/90

HS100215

PUBLIC HEARING FEES	QTY	PRICE
020 -ZONING VARIANCE (OTHER)	1 X	\$175.00

TOTAL: \$175.00

LAST NAME OF OWNER: DOGWOOD ASSOCS LP

04AD4#0004MICHRC \$175.00
BA C002:24PM11-21-90

Please make checks payable to: Baltimore County
NEXT BUSINESS DAY

Cashier Validation:



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

✓
#

receipt

Account: R-001-6150
Number

91-280

Date

6/25/91

M9101198

	QTY	PRICE
PUBLIC HEARING FEES		
080 POSTING SIGNS / ADVERTISING 1 X		\$86.57
TOTAL:		\$86.57
LAST NAME OF OWNER: DOGWOOD ASSOCS LP		

Please Make Checks Payable To: Baltimore County
04A04ND168MICHRC
001:50PM06-25-91

\$86.57

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6/3/91

Dogwood Associates Limited Partnership
124 Slade Avenue
Baltimore, Maryland 21208

RE:

Case Number: 91-280-A
Corner N/S Dogwood Road and E/S Rolling Road
"Dogwood Station"
2nd Election District - 2nd Councilmanic
Petitioner(s): Dogwood Associates Limited Partnership
HEARING: TUESDAY, JUNE 11, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 86.52 is due for advertising and posting of the above captioned property.

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

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

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Newton A. Williams, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 2/2/91

Dogwood Associates Limited Partnership
124 Slade Avenue
Baltimore, Maryland 21208

RE:

Case Number: 91-280-A
Corner N/S Dogwood Road and E/S Rolling Road
"Dogwood Station"
2nd Election District - 2nd Councilmanic
Petitioner(s): Dogwood Associates Limited Partnership
HEARING: THURSDAY, FEBRUARY 28, 1991 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 84.18 is due for advertising and posting of the above captioned property.

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

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

A handwritten signature in cursive script that reads "J. Robert Haines".

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Newton A. Williams, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 2/12/91

Dogwood Associates Limited Partnership
124 Slade Avenue
Baltimore, Maryland 21208

RE:

Case Number: 91-280-A
Corner N/S Dogwood Road and E/S Rolling Road
"Dogwood Station"
2nd Election District - 2nd Councilmanic
Petitioner(s): Dogwood Associates Limited Partnership
HEARING: THURSDAY, FEBRUARY 28, 1991 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 84.18 is due for advertising and posting of the above captioned property.

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

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

A handwritten signature in cursive script that reads "J. Robert Haines". The signature is written in dark ink and is positioned above the typed name of the Zoning Commissioner.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Newton A. Williams, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 6, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-280-A
Corner N/S Dogwood Road and E/S Rolling Road
"Dogwood Station"
2nd Election District - 2nd Councilmanic
Petitioner(s): Dogwood Associates Limited Partnership
HEARING: TUESDAY, JUNE 11, 1991 at 9:00 a.m.

Variance to permit two illuminated shopping center identification signs on two thoroughfares opposite non-commercially zoned property and to permit 472 parking spaces in lieu of the 517 parking spaces.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Dogwood Associates Limited Partnership
Newton A. Williams, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 18, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-280-A
Corner N/S Dogwood Road and E/S Rolling Road
"Dogwood Station"
2nd Election District - 2nd Councilmanic
Petitioner(s): Dogwood Associates Limited Partnership
HEARING: THURSDAY, FEBRUARY 28, 1991 at 10:00 a.m.

Variance to permit two illuminated shopping center identification signs on two thoroughfares opposite non-commercially zoned property.

A handwritten signature in cursive script that reads "J. Robert Haines". The signature is written in dark ink and is positioned above the printed name and title of the Zoning Commissioner.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Dogwood Associates Limited Partnership
Newton A. Williams, Esq.

6-11 91-280-A

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: June 3, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Dogwood Associates Limited Partnership, Item No. 215
SUPPLEMENTARY COMMENT

This office has met with the petitioner's attorney, Mr. Newton Williams, to discuss the proposed sign treatment of the subject property. A shopping center identification sign and free standing sign details were submitted. These drawings were dated April 24, 1991 and April 1, 1991, respectively. The staff finds the scale, location (as shown on the revised plat), and design aspect of the proposed signs acceptable.

Regarding Mr. Williams' request to enlarge the free standing sign beyond what is shown on the drawing, this office feels that any increase in size would negatively impact the existing residences along Dogwood Road.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM215.REV/ZAC1

received

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

February 19, 1991

887-3353

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chtd
700 Court Towers
210 West Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 215, Case No. 91-280-A
Petitioner: Dogwood Associates, et al
Petition for Zoning Variance

Dear Mr. Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "James E. Dyer".
JAMES E. DYER
Chairman

Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. John Colvin
Dogwood Associates Limited Partnership
124 Slade Avenue
Baltimore, MD 21208

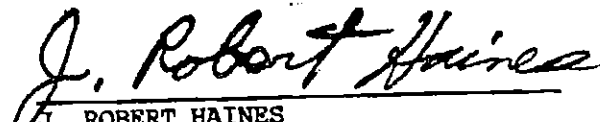
Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



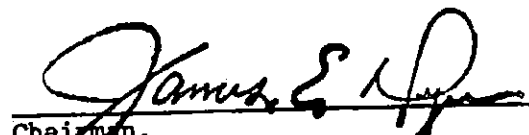
111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
12th day of December, 1990.


J. ROBERT HAINES
ZONING COMMISSIONER

Received By:


Chairman,
Zoning Plans Advisory Committee

Petitioner: Dogwood Associates, et al

Petitioner's Attorney: Newton A. Williams

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: February 1, 1991
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Dogwood Associates Limited Partnership, Item No. 215

The petitioner requests a Variance to permit two (2) illuminated shopping center identification signs on two (2) thoroughfares opposite non-commercially zoned property.

Staff recommends that the size of these signs be reduced since the tenant store signs are close enough to the road to be visible. Any identification sign shall indicate the name of the center and an anchor tenant only.

This site is opposite Emmarts Methodist Church, a historic site, and as such, any visual impact should be minimized. On February 2, 1989, this project received CRG approval and at that time the issue of mitigating the impact of development on Emmarts Church was of primary concern.

In summary, staff recommends that the petitioner meet with this office in order to develop a sign treatment whose impact will not adversely affect the community or the historic Emmarts Church.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM215/ZAC1

received
2/5/91

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering



401 Bosley Avenue Suite 405
Towson, MD 21204

887-3554
Fax 887-5784

December 10, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item #215

Property Owner:

Location:

Existing Zoning:

Proposed Zoning:

ZAC December 11, 1990

Dogwood Assoc. Limited

N.E. corner Dogwood Road
and Rolling Road

B.L./D.R.5.5

Variance to permit two
illuminated shopping center
identification signs on two
thoroughfares opposite
non-commercially zoned
property.

12.07 acres

Area:

District:

2nd Election District

2nd Councilmanic District

Dear Mr. Haines:

Please see the C.R.G. comments for this site.

Very truly yours,

A handwritten signature in cursive script, reading "Michael S. Flanigan".

Michael S. Flanigan

Traffic Engineer Associate II

MSF/lab

received
12/13/90

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

DECEMBER 3, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

RE: Property Owner: DOGWOOD ASSOCIATES LIMITED PARTNP.

Location: CORNER OF N/S DOGWOOD ROAD
AND E/S ROLLING ROAD

Item No.: 215 Zoning Agenda: DECEMBER 11, 1990

Gentlemen:

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

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt Joseph Kelly 12-3-90
Planning Group
Special Inspection Division

Noted and
Approved

Capt William F. Brady DVP
Fire Prevention Bureau

JK/KEK

12/4/90
received

BALTIMORE COUNTY. MARYLAND
INTER-OFFICE CORRESPONDENCE
December 4, 1990

received
12/6/90

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF
PERMITS & LICENSES
SUBJECT: ZONING ITEM #: 215
PROPERTY OWNER: Dogwood Associates Limited Partnership
LOCATION: corner of N/S Dogwood Road & E/S Rolling Road
ELECTION DISTRICT: 2nd
COUNCILMANIC DISTRICT: 2nd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE
FOLLOWING:

() PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF
MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE
HANDICAPPED.

() PARKING LOCATION	() RAMPS (degree slope)
() NUMBER PARKING SPACES	() CURB CUTS
() BUILDING ACCESS	(X) SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE
SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT
BALTIMORE COUNTY BUILDING CODE.

(X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN.
SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE
REQUIRED.

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING
USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND
ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE
TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0
COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

(X) OTHER - Depending on the type of construction the proposed structures may
or may not comply with Article 5 of the current Bldg code. The
designer may wish to review Article 4 & 5 in relation to interior lot line setbacks.

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE,
TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A
FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE
SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-8:

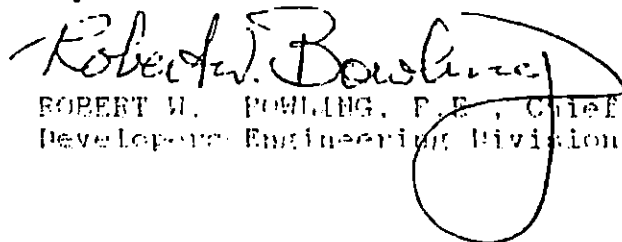
EALTHMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: November 30, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for December 11, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 205, 207, 209, 219 and 147 revised (7439 Gum Spring Road).

For Item 214, the site is subject to minor subdivision comments.

For Item 215, the previous County Review Group comments are applicable.


ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 4, 1991

Newton A. Williams, Esq.
700 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

Re:
Case Number(s): 91-280-A
Petitioner(s): Dogwood Associates Limited Partnership
Location: Dogwood Station

Dear Mr. Williams:

Confirming our telephone conversation, the above matter, previously set to be heard on June 11, 1991, has been postponed and rescheduled for TUESDAY, JUNE 25, 1991 at 2:00 p.m.

Very truly yours,

151

G. G. Stephens
(301)887-3391

cc: Dogwood Associates Limited Partnership

File

NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.*
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
LOUIS G. CLOSE, III
E. BRUCE JONES**
KERA I. KOSTUN
GREGORY J. JONES

* ALSO ADMITTED IN D.C.
** ALSO ADMITTED IN NEW JERSEY

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(301) 823-7800
TELEFAX: (301) 296-2765

JAMES D. NOLAN
(RETIRED 1980)

J. EARLE PLUMHOFF
(1940-1988)

RALPH E. DEITZ
(1916-1990)

WRITER'S DIRECT DIAL
823-

February 22, 1991

The Honorable Ann M. Nastarowicz
Deputy Zoning Commissioner
Zoning Commissioner's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Dogwood Associates Limited Partnership
Sign Variance Case, Scheduled Hearing
Date: Thursday, 2/28/91, at 10:00 a.m.
Notice of Proposed Addition of Parking
Variance in Addition to Sign Variance

Dear Deputy Commissioner Nastarowicz:

Subsequent to this case being advertised and posted on January 18, 1991, we learned that the Dogwood Station Shopping Center will also need a parking variance.

The parking variance is necessitated by the fact that one of the retail stores calculated at the usual retail parking rates has been proposed to be leased by a pizza restaurant operation, and we have a significant prospect for another part of the shopping center.

In any case, as I told Gwen during the week of February 20th, we think that the most sensible solution would be to appear on the 28th, continue the case and try both the parking variance and the sign variance at a later date, rather than putting the Deputy Zoning Commissioner, any interested parties and everyone else through two hearings.

We are well aware of the fact that a modification fee to the existing case must be paid, as well as an additional advertising and posting fee over and above what other

Referrals

~~FRAGMENT(S)~~ SIGN-IN SHEET

NAME**ADDRESS**

Newton Williams

700 Cant Towers 121204

Will Mosburn,

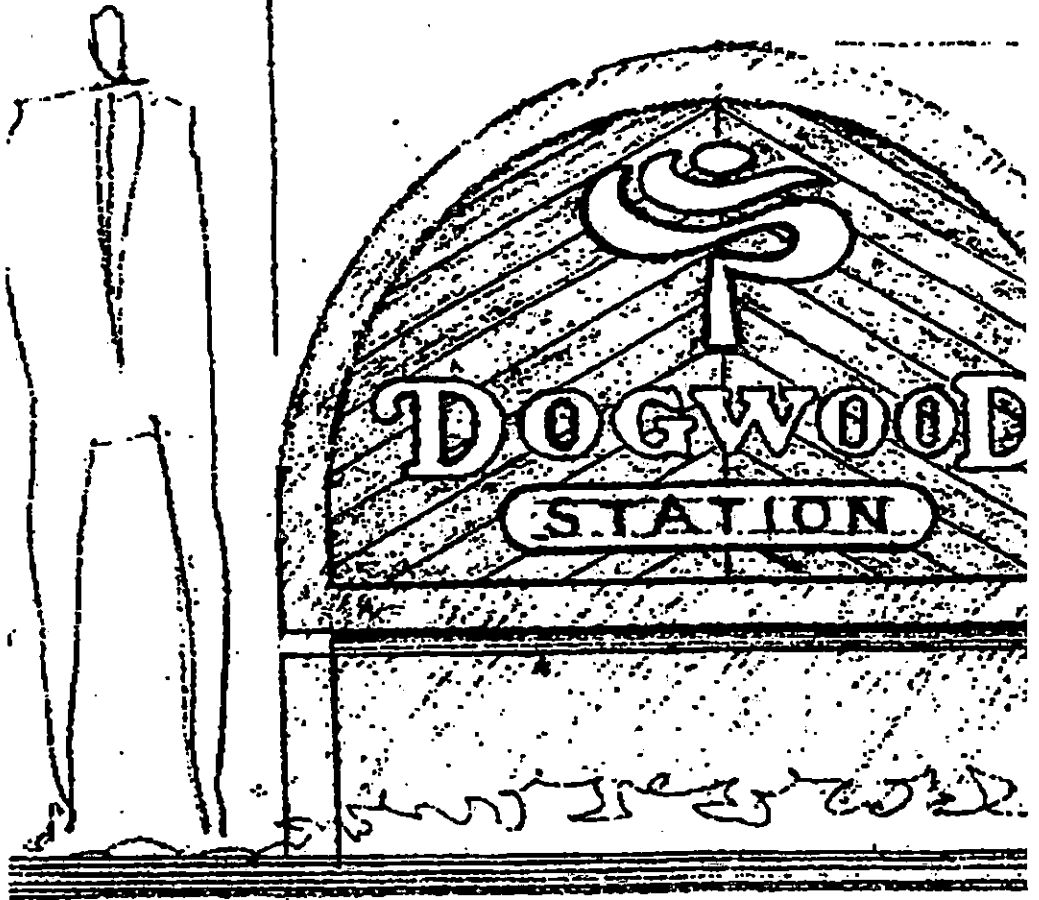
100 Skull Bldg. 21204

John Calvin

124 Slide Ave 21208

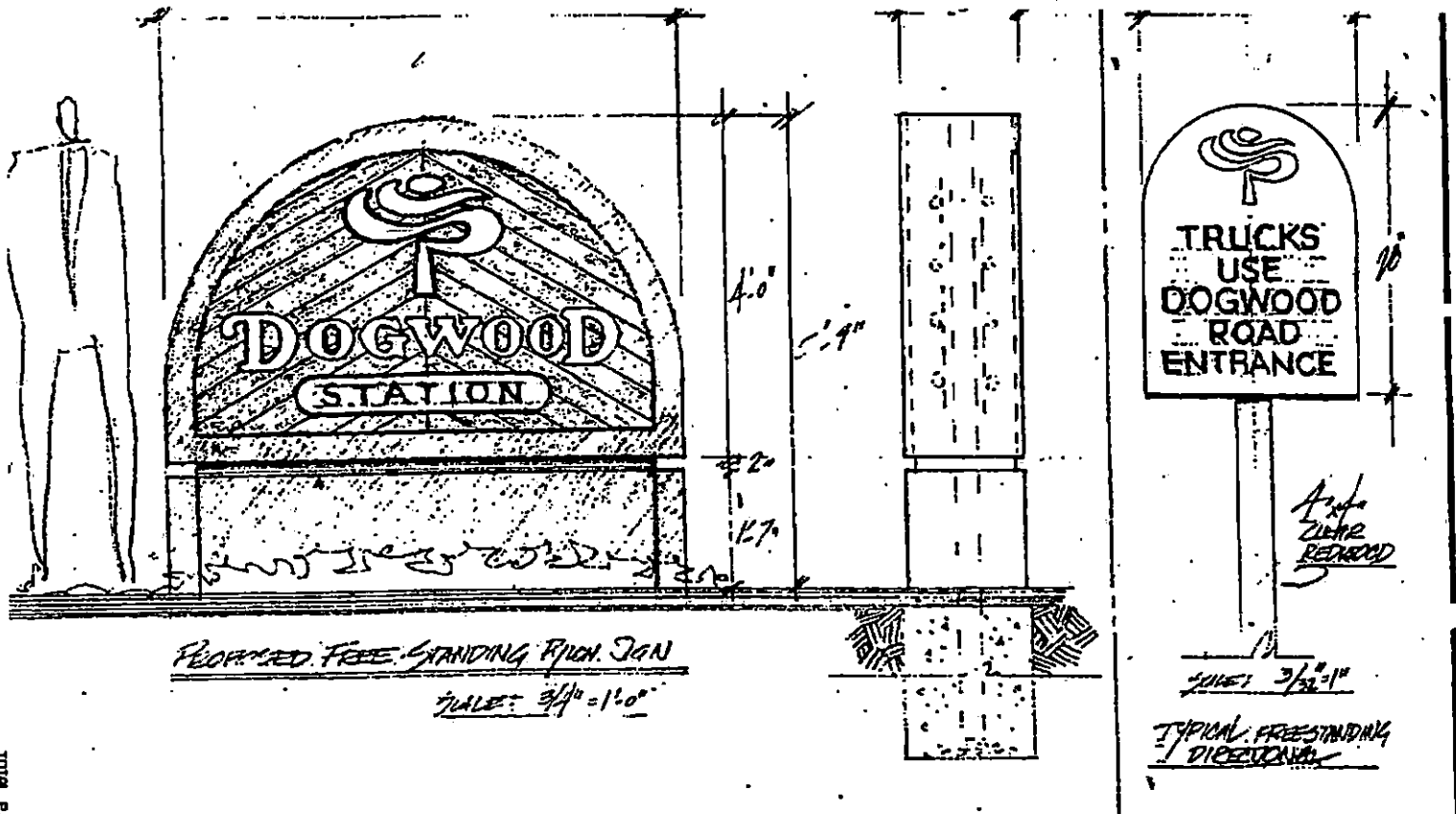
Mary Zamora

137 Selwyn Ct. 21204



PROPOSED FREE-STANDING Pylon.

$$\frac{2}{3} \times \frac{3}{4} = \frac{1}{2}$$



PROPOSED FREE-STANDING RICH. SIGN
SCALE: 3/4" = 1'-0"

TYPICAL FREESTANDING
DIRECTIONAL

COMPANY
EAST 10000



2315 18th PL. N. E.
WASH., D. C. 20018
(202) 529-8884

This is an original engineering drawing created by the
Design Company. It is submitted for your personal
approval or signature only. It is not to be used as a basis
for construction or reproduction by any individual or
organization other than the Design Company and it is
to be kept confidential or protected for any, purpose other

CLIENT	DATE	REPR.
QUESTAR	4/11/01	AG
JOB ADDRESS	SCALE	ARTIST



Petitioner's #200A
Exhibit 2



DOUBLE ENDED Pylon

INVENTOR: STAR AND Pylon SIGN 4/24/91

91-280 A

PETITIONER'S EXHIBIT 4

Rolling Road
sign

2315 18TH PL., N. E.
WASH., D. C. 20018
(202)529-8884

This is an original unpublished drawing created by Art Display Company. It is submitted for your personal review in connection with a project being planned for you by Art Display Company. It is not to be used as a basis for submitting or production by any individual or organization other than Art Display Company nor is it to be copied, reproduced or otherwise used for any purpose other than that specified above.

CLIENT

QUESTION

JOB ADDRESS

DOGWOODS

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
 SPECIAL EXCEPTION & VARIANCE - *
 NE/S Intersection of Dogwood * DEPUTY ZONING COMMISSIONER
 and Rolling Roads *
 (Dogwood Station Center) * OF BALTIMORE COUNTY
 2nd Election District *
 2nd Councilmanic District * Case No. 93-390-SPHXA
 Dogwood Associates Ltd. Part. *
 Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing, Special Exception and Variance filed by the owner of the subject property, Dogwood Associates Limited Partnership, by John Colvin, a Partner, through Newton A. Williams, Esquire, attorney for the Petitioner. The Petitioner requests a special hearing to approve a modification of the previously approved site plan in Case No. 91-280-A, a special exception to permit a community building for social, recreational, and educational purposes, and a variance from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 472 parking spaces in lieu of the required 557 spaces, as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were John Colvin, a Partner, and Newton A. Williams, Esquire. Also appearing on behalf of the Petition were Vince Moskunus, Professional Engineer, and Sidney Oseroff, Irvin Hodges, and Chester Silverman. There were no Protestants.

Testimony indicated that the subject property consists of a gross area of 12.07 acres, zoned B.L. and D.R. 5.5, and is improved with an attractive strip shopping center known as Dogwood Station. Said center was built approximately four years ago with a variety of tenants in mind, including retail stores, restaurants and a bank. The Petitioner requests

ORDER RECEIVED FOR FILING

Date

By

EXHIBIT

8

a special exception to permit a community building on the premises for use by the Jewish War Veterans. Testimony indicated the Petitioners wish to lease approximately 10,000 sq.ft. of space within the existing center for use by the Jewish War Veterans for social, recreational and educational purposes. Testimony revealed that the Jewish War Veterans currently operate from another location which is substantially run-down and that they are desirous of relocating to the subject site in an effort to upgrade existing facilities and to provide better services to their members and the general public. Testimony indicated that two different posts of the Jewish War Veterans will operate from the subject location. Further testimony indicated that the Jewish War Veterans have Bingo several evenings during the week in order to raise funds for charitable efforts.

As to the relief requested in the special hearing, testimony revealed that the Petitioner wishes to modify the previously approved site plan for the subject property to permit a 2400 sq.ft. restaurant to be located on the northwest side of the site on Rolling Road. Testimony indicated that this area was originally reserved for a bank but that the Petitioner was unsuccessful in leasing the site to a bank. Mr. Colvin testified that with the eventual construction of the new HCFA facility in this vicinity, the subject 2400 sq.ft. area would be better-utilized as a restaurant. Furthermore, the Petitioner wants the flexibility to adjust the location of the 2500 sq.ft. restaurant which was proposed to be located on the east side of the subject site adjacent to a retail store. Testimony indicated that both requests are minor in nature and will not result in any detriment to the surrounding uses. Further testimony indicated that the parking variance is necessitated by the proposed modifications and amendments to the previously approved site plan.

ORDER RECEIVED FOR FILING

Date

7/1/93

By

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

It is clear that the B.C.Z.R. permits a community center in a B.L.D.R. 5.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

By

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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

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

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the pub-

ORDER RECEIVED FOR FILING

Date

By

lic health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing, special exception and variance relief should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of July, 1993 that the Petitions for Special Hearing to approve a modification of the previously approved site plan in Case No. 91-280-A, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a community building for social, recreational, and educational purposes, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance requesting relief from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 472 parking spaces in lieu of the required 557 spaces, 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 such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

July 1, 1993

(410) 887-4386

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
210 W. Pennsylvania Avenue, Suite 700
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
NE/S Intersection of Dogwood and Rolling Roads
(Dogwood Station)
3rd Election District - 2nd Councilmanic District
Dogwood Associates Limited Partnership - Petitioner
Case No. 93-390-SPHXA

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance have 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco", is written over the typed name.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. John Colvin
Dogwood Associates, 124 Slade Avenue, Pikeville, Md. 21208

People's Counsel

File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

a modification of the Site Plan incorporated in Case No. 91-280-A, as shown on the attached Site Plan.

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:
Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chtd.

(Type or Print Name)

Signature

700 Court Towers
210 W. Pennsylvania Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 823-7800

Legal Owner(s):

Dogwood Associates Limited Partnership

(Type or Print Name)

Signature JOHN COLVIN, Partner

(Type or Print Name)

Signature

Dogwood Associates
124 Slade Avenue, 486-1234

Address

Phone No.

Pikesville, Maryland 21204

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Newton A. Williams

700 Court Towers
210 W. Pennsylvania Avenue, 823-7800

Towson, Maryland 21204

Phone No.



OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: JH

DATE 5/6/93

RECEIVED FOR FILING
7/1/93



399

Petition for Special Exception

93-390-SFH XA

to the Zoning Commissioner of Baltimore County

for the property located at Dogwood Station Center, North Rolling and
which is presently zoned Dogwood Roads
BL

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a Community Building, for social, recreational and educational purposes.

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

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

Contract Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams, Chtd.

(Type or Print Name)

Newton A. Williams

Signature

700 Court Towers
210 W. Pennsylvania Avenue 823-7800

Address

Phone No.

Towson, Maryland 21204

City

State

Zipcode

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

Legal Owner(s):

Dogwood Associates Limited Partnership

(Type or Print Name)

John Colvin
Signature JOHN COLVIN, Partner

(Type or Print Name)

Signature

Dogwood Associates
124 Slade Avenue,

486-1234

Address

Phone No.

Pikesville, Maryland 21208

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Newton A. Williams, Chartered

700

Court Towers

210 W. Pennsylvania Avenue 823-7800

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

2 1/2 HRS FOR ALL

The following date _____ Next Two Months

ALL

OTHER

REVIEWED BY: *John*

DATE

5/6/93

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

Dogwood Station Center
North Rolling and Dogwood Roads

which is presently zoned BL

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.6 to permit 472 parking spaces in lieu of the required 557 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. The subject shopping centers needs are greatly altered by the location of the new HCFA Headquarters cater corner across Rolling Road, particularly the need for a free standing restaurant.
2. That the area is heavily residential, of high density, and governmental, and many customers will walk, or car pool to the site.
3. That the addition of a free standing restaurant to the site will better serve the area, and will serve patrons faster. (Over) (See Attached)

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

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

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

Legal Owner(s)

(Type or Print Name)

Dogwood Associates Limited Partnership
(Type or Print Name)

Signature

John Colvin
Signature JOHN COLVIN, Partner

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner
Newton A. Williams, Esquire

Dogwood Associates
124 Slade Avenue

486-1234

(Type or Print Name)

Address

Phone No

Signature

Pikesville, Maryland 21208

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

700 Court Towers

210 W. Pennsylvania Avenue, 823-7800

Address

Phone No

Newton A. Williams

700 Court Towers

210 W. Pennsylvania Avenue, 823-7800

Towson, Maryland 21204

City

State

Zipcode

Address

21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: John Colvin

DATE

5/6/93



RECEIVED FOR FILING

5/1/93

By



399
P. 1
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204
(301) 828-9060

Columbia Office
(301) 730-9060

93-390-SPHXA

May 6, 1993

DESCRIPTION FOR PETITION FOR SPECIAL EXCEPTION
FOR A COMMUNITY BUILDING

Beginning for the same from the center line intersection of Rolling Road, (70' R/W) and Dogwood Road, (50' R/W, ultimate 60' R/W) the two (2) following courses and distances; 1) northerly 129 feet more or less, 2) easterly 53 feet more or less, thence from the Point of Beginning, N 17° 24' 02" W 119.00', thence N 72° 35' 58" E 44.75', thence S 17° 24' 02" E 8.5', thence N 72° 35' 58" E 36.0', thence N 17° 24' 02" W 4.5', thence N 72° 35' 58" E 44.25' thence N 17° 24' 02" W 0.90', thence N 72° 35' 58" E 150.0', thence S 17° 24' 02" E 27.08', thence N 72° 35' 58" E 20.0', thence S 17° 24' 02" E 76.51', thence S 72° 35' 58" W 169.0', thence S 17° 24' 02" E 3.00', thence S 72° 35' 58" W 105.50', thence S 17° 24' 02" E 8.5', thence S 72° 35' 58" W 19.0' to the Place of Beginning. Containing 0.7 acres of land more or less.





399
P.2
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204
(301) 828-9060

Columbia Office
(301) 730-9060

May 6, 1993

93-390-SPHXA

**DESCRIPTION FOR PETITION FOR SPECIAL HEARING TO MODIFY
SITE PLAN FOR CASE #91-280A AND VARIANCE FOR PARKING**

Beginning for the same from the center line intersection of Rolling Road, (70' R/W) and Dogwood Road, (50' R/W, ultimate 60' R/W) the two (2) following courses and distances 1) easterly 38 feet more or less, 2) northerly 30 feet more or less thence from Point of Beginning, N 64° 16' 12" W 4.45 feet thence N 22° 05' 30" W 42.06 feet thence with a radius to the right 2829.79 feet and arc length 910.57 feet thence N 03° 39' 18" W 127.10 feet, thence N 87° 02' 31" E 639.64 feet thence S 02° 57' 29" E 427.97 feet thence S 79° 23' 13" W 291.54 feet thence with a radius to the left 622.29 feet an arc length 86.06 feet, thence S 21° 42' 01" E 472.04 feet thence S 76° 28' 17" W 354.97 feet to the Place of Beginning. Containing 11.25 acres of land more or less.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 93-390-SPH1A
Towson, Maryland

District 2nd Date of Posting 5/26/93
Posted for: Special Hearing & Exceptions - Variances
Petitioner: Dogwood & Assoc. Limited Partnership
Location of property: Dogwood & Station Center
Location of Sign: Facing intersection of Dogwood & Rollins Rd. by
property to be rezoned
Remarks: _____
Posted by [Signature] Date of return: 5/28/93
Number of Signs: 3

[illegible]

5/20, 1993

5/20. 1993

S. Zehe Orleans

1997



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

93-390-SPHXA

Account: R-001-6169

Date 5/6/93

399
By Jan L.

FRING FOR
COMMERCIAL

SPECIAL EXCEPTION
SPECIAL HEARING
VARIANCE.

7
CODE 070 = \$650.00

1 SIGN PER EACH TYPE: 3 SIGNS TOTAL — CODE 080 = \$105.00
HEARING
\$755.00

OWNER: DOGWOOD ASSOCIATES LTD. PARTNERSHIP,
LOCATION DOGWOOD STATION CTR. N. ROLLING AND
DOGWOOD RDS.

63A03H0044MICHRC

\$755.00

Please Make Checks Payable To: Baltimore County

BA C002129PH05-06-93

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

399

111 West Chesapeake Avenue
Towson, MD 21204



(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 399

Petitioner: NEWTON A. WILLIAMS, ESQUIRE.

Location: NORTH ROLLING AND DOGWOOD ROADS

PLEASE FORWARD ADVERTISING BILL TO:

NAME: QUESTAR BUILDERS INC.

ADDRESS: 124 SLADE AVENUE.

PIKEVILLE, MD. 21208

PHONE NUMBER: 486-1234

AJ:ggg

(Revised 04/09/93)

TO: PUTUMAY PUBLISHING COMPANY

5/20/93 Issue - Jeffersonian

Please forward billing to:

Questar Builders, Inc.
124 Slade Avenue
Pikesville, Maryland 21208
(410) 486-1234

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesaapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-390-SPHIA (Item 399)

Dogwood Station Center

NE intersection of Rolling and Dogwood Roads

2nd Election District - 2nd Councilmanic

Petitioner(s): Dogwood Associates Limited Partnership

HEARING: MONDAY, JUNE 14, 1993 at 11:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve a modification of the site plan incorporated in case #91-280-A.
Special Exception for a community building for social, recreational and educational purposes.
Variance to permit 472 parking spaces in lieu of the required 557 spaces.


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

MAY 14 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-390-SPHIA (Item 399)
Dogwood Station Center
NE intersection of Rolling and Dogwood Roads
2nd Election District - 2nd Councilmanic
Petitioner(s): Dogwood Associates Limited Partnership
HEARING: MONDAY, JUNE 14, 1993 at 11:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve a modification of the site plan incorporated in case #91-280-A.
Special Exception for a community building for social, recreational and educational purposes.
Variance to permit 472 parking spaces in lieu of the required 557 spaces.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Dogwood Associates Limited Partnership
Newton A. Williams, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 4, 1993

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
700 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Case No. 93-390-SPHXA, Item No. 399
Petitioner: Dogwood Associates Limited
Partnership
Petition for Special Hearing, Special
Exception and Variance

Dear Mr. Williams:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on May 6, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.



Zoning Plans Advisory Committee Comments

Date: June 4, 1993

Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:hek

Enclosures

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 21, 1993
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E. Senior Engineer
Development Plan Review

RE: Zoning Advisory Committee Meeting
for May 24, 1993
Item No. 399

The Development Plan Review Section has reviewed the subject zoning item. These changes are subject to compliance with the Landscape Manual.

RWB:DAK:s



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-14-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: +399 (JLL)

Dear Ms. Kehring:

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 effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-8062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: May 27, 1993

SUBJECT: Dogwood Station

INFORMATION:

Item Number: 399

Petitioner: Dogwood Associates Limited Partnership

Property Size: _____

Zoning: B.L.

Requested Action: _____

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Several inspections of the above referenced site revealed that while it is approximately 70% leased and located along a recently improved principal arterial, the center appears under-utilized.

The proposed "Sings Mail" will occupy a 10,000 sq. ft. area which is currently vacant, and will operate primarily during evening hours. This office supports the requested Special Exception for a community building.

In Case 91-280A, the petitioner was granted permission to have a 2,500 sq. ft. restaurant in a designated area of the shopping center. The petitioner requests the 2,500 sq. ft. restaurant be permitted to be located in any 2,500 sq. ft. space in the shopping center, and that a drive-thru restaurant be allowed in the front parking lot.

This office supports the special hearing to amend Case 91-280A to allow the 2,500 sq. ft. restaurant to locate anywhere in the existing shopping center and recommends that the petitioner be allowed to erect a free-standing 2,400 sq. ft. restaurant with an optional drive-thru.

Staff supports the parking variance due to the fact that many customers will be pedestrians who live in a variety of high density development in the immediate vicinity. In addition, the site is served by public transportation.

Prepared by: _____

Division Chief: _____

PK/JL:lw

Jeffery M. Long
John J. Keller

4447-93
HIC
5/17/93
g

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Advisory Committee

Date May 14, 1993

FROM Captain Jerry Pfeifer
Fire Department

SUBJECT Comments for 05/24/93 Meeting

Item 396 Buildings, roads and systems designed to deliver water for fire protection purposes shall be approved by the Fire Department.

Item 397 Driveway shall be of a width to provide for Fire Department vehicle access.

Item 398 No Comments

Item 399 Space shall comply to the 1991 Life Safety Code and the Baltimore County Fire Prevention Code.

Item 400 Townhouses, for which the initial building permit is applied for after July 1, 1992, are required by State Law to be sprinklered.

Additional fire hydrants are needed on Binnacle Lane, Seabreeze Lane, and teh north section of Marina Drive.

Item 401 No Comments

Item 402* Space shall comply to the 1991 Life Safety Code and the Baltimore County Fire Prevention Code.

Item 403 No Comments

Item 404 No Comments

RECEIVED
MAY 17 1993

ZADM

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

1. J. S.

200 CLARK ST. S. 2.204, 523 7500

2. J. S.

124 S. 20th St. S. 2.208, 481 1254

3. J. S.

2000 1st St. S. 2.200, 801 9010

4. J. S.

4241 11th St. S. 2.215, 482 5213

5. J. S.

1000 1st St. S. 2.208, 788 4281

6. J. S.

1000 1st St. S. 2.208, 480 5017

7. J. S.

8. J. S.

9. J. S.

10. J. S.

11. J. S.

12. J. S.

13. J. S.

14. J. S.

15. J. S.

16. J. S.

17. J. S.

18. J. S.

19. J. S.

20. J. S.

21. J. S.

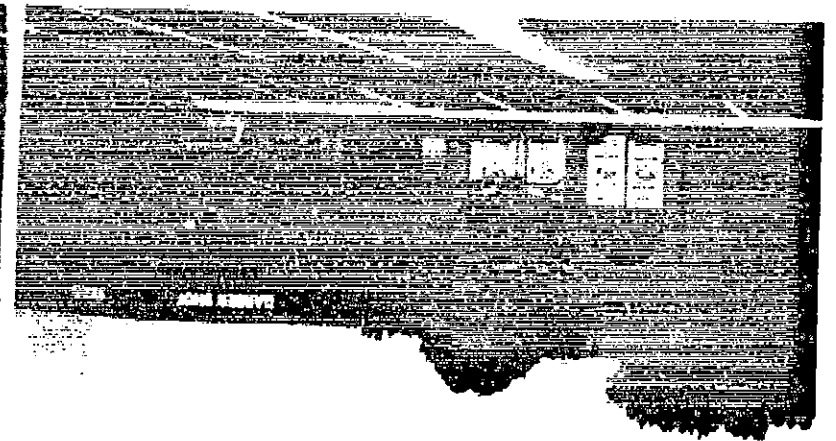
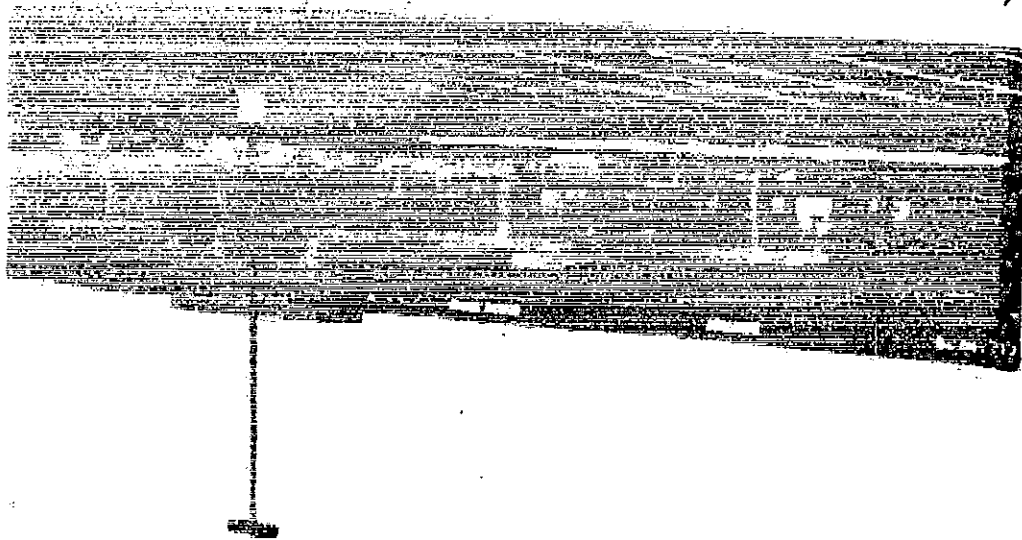
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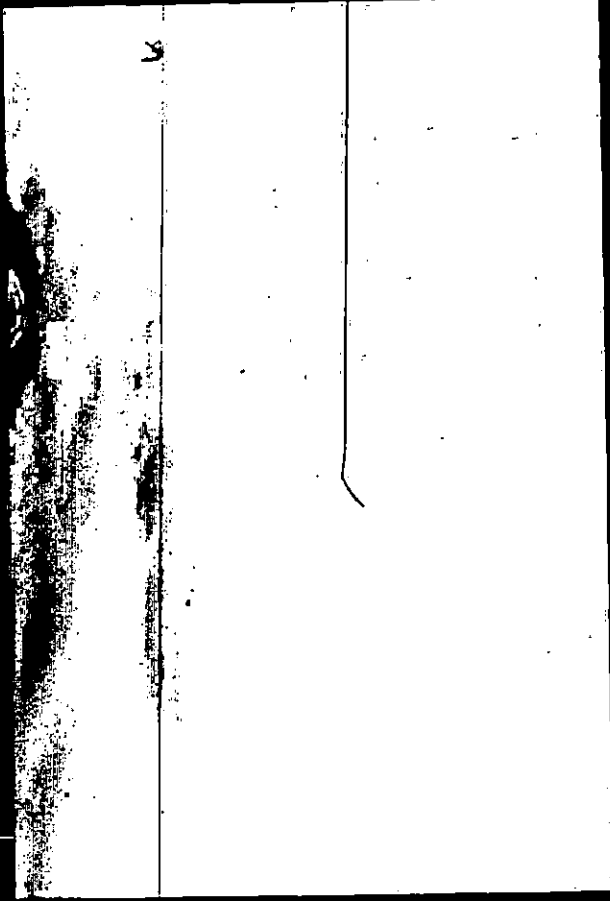
23. J. S.

24. J. S.

25. J. S.

S. North end of above section





5. Food store and Grocery at N end of site



21. Proposed Road Site for Westmore

2. Bus stop on Kelling Road.



On The Hill

By Colonel Herb Rosenbleeth, USA(Ret)
National Executive Director

LEGISLATIVE BULLETIN, MAY 1993

"WE ARE ALL ISRAELIS"

In a passionate speech on the House Floor, Rep. James Leach (R-IA) stated: "Terrorism against the United States that is linked to our policies toward another country makes us co-martyrs of that country's traumas...The bombing of the World Trade Center not only victimizes individual Americans, it transforms all Americans. We are all now Israelis."

Citing a letter by the "Liberation Army Fifth Battalion" claiming that the bombing was in retaliation for US support for Israel, Leach continued: "The United States has long enjoyed a special relationship with Israel. That relationship is based on moral obligation to the survivors of the Holocaust, shared democratic values, and common interests."

ARAB BOYCOTT

In a letter to US Trade Representative Mickey Kantor, Sens Frank Lautenberg (D-NJ), Charles Grassley (R-IA) and Patrick Moynihan (D-NY) requested that "a more comprehensive analysis of the boycott" be included in the National Trade Estimate (NTE) report. The report acknowledges the boycott is a barrier to trade and discusses the Arab League's secondary and tertiary boycott.

The letter urged Kantor to include in future NTE reports an analysis of how the Arab League and other countries blacklist companies and enforce the boycott. The Senators called for an analysis of losses incurred by US companies as a result of the boycott, and announced they would introduce legislation to implement these measures.

SOMALIA VETERANS

Rep. G.V. "Sonny" Montgomery of Mississippi is seeking wartime veterans status for GIs who served in Operation Restore Hope in Somalia. Montgomery has asked Army Gen. Colin L. Powell, chairman of the Joint Chiefs of Staff, to award the Armed Forces Expeditionary Medal (AFEM) to US troops who took part in the humanitarian mission.

As wartime veterans, the 31,000 GIs who served in Somalia would be entitled to veterans' preference in certain jobs with the federal government. In addition, the AFEM in a GI's personnel files will expedite VA claims if health problems similar to Vietnam or Desert Storm crop up.

EDITOR'S
LETTER 3



EXHIBIT
9A

COMING
SOON
BHAVANI
FOOD
FARM
MAR

EXHIBIT

9B



EXHIBIT

9C



COMING
SOON
BHAVAN
FOOD
FARMER'S
MARKET

NO
PARKING

EXHIBIT

9D

COMING
SOON
BHAVANI
FOOD
FARMER'S
MARKET



2375

EXHIBIT

9E



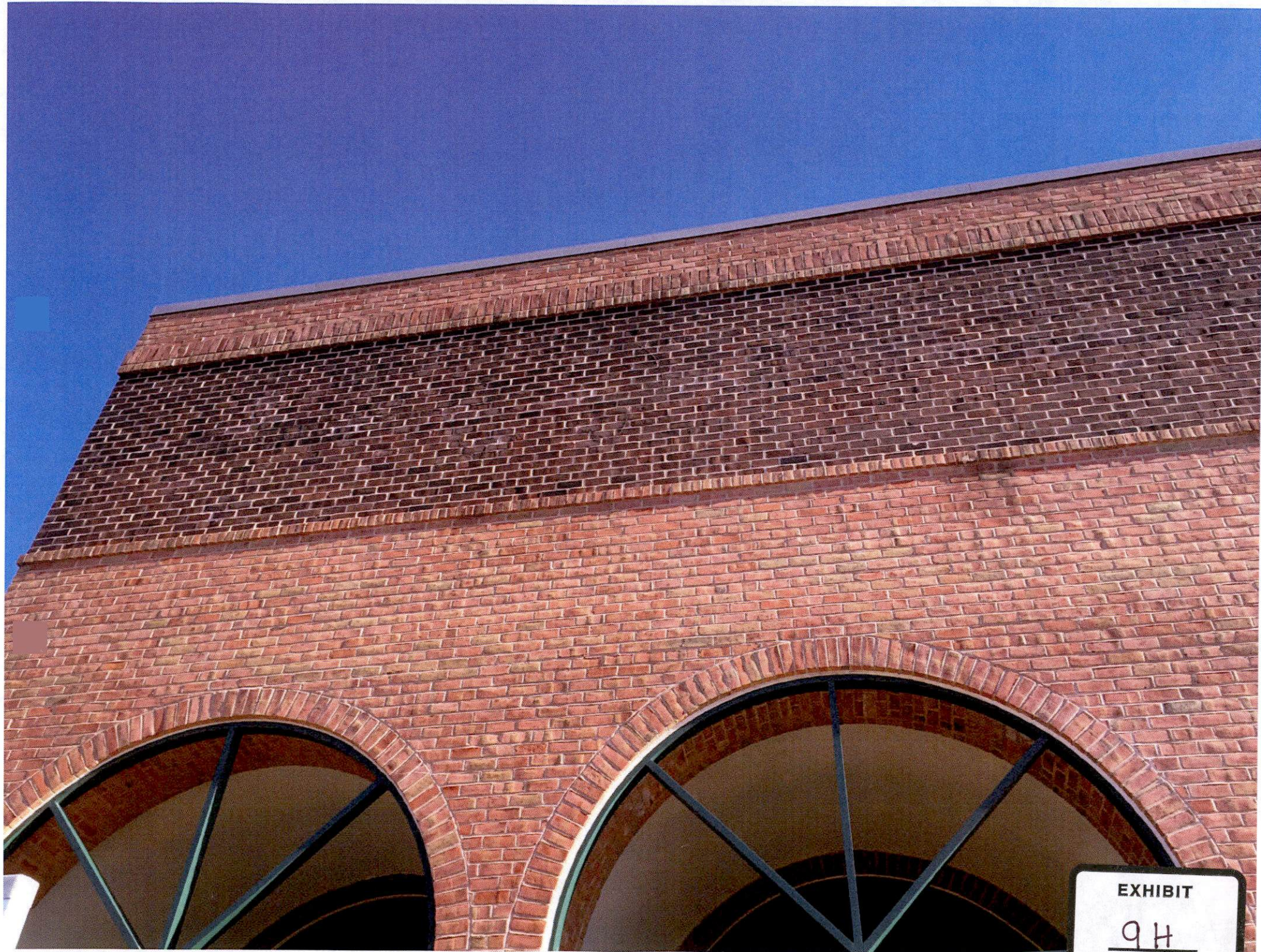
EXHIBIT

9F



EXHIBIT

9G

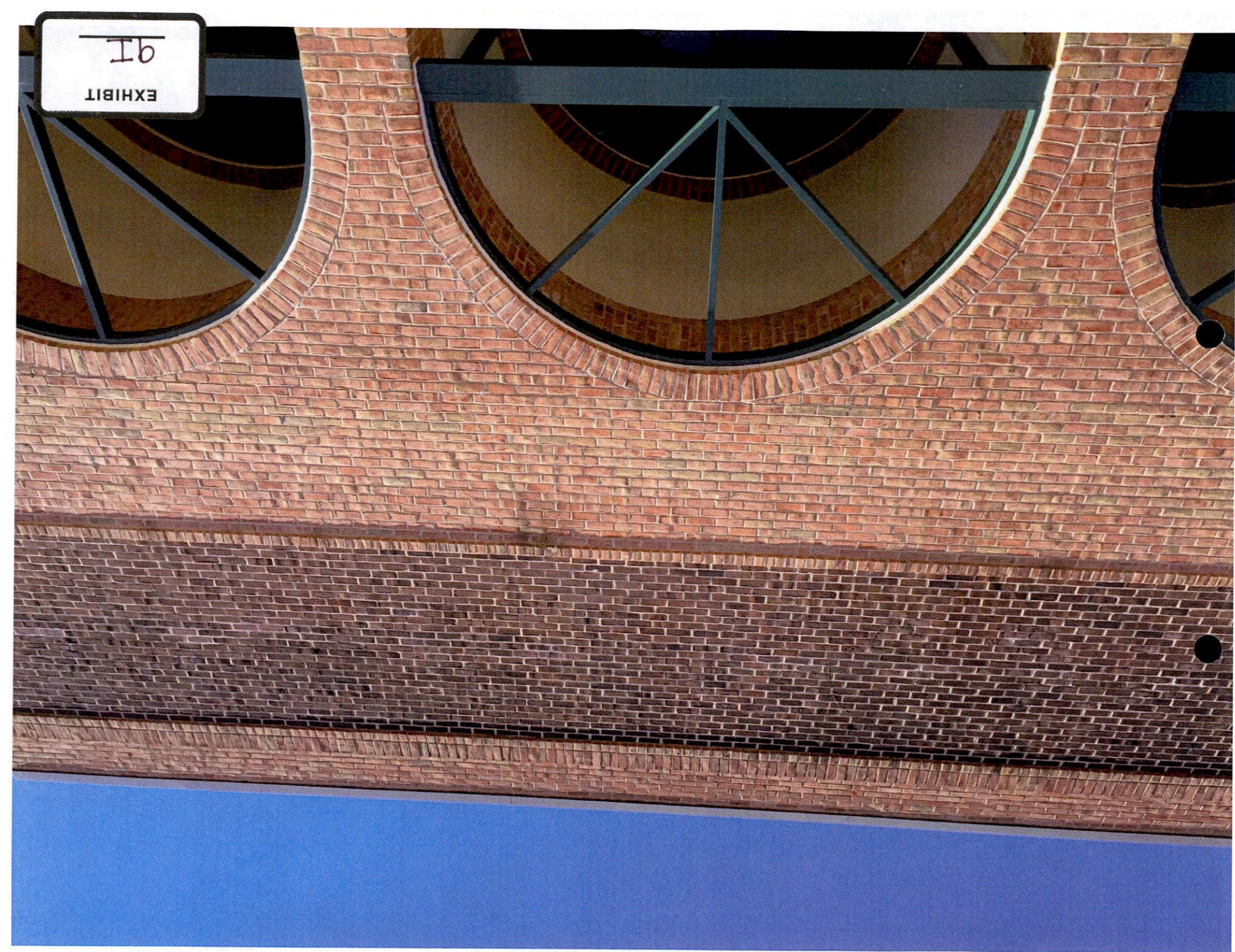


EXHIBIT

9H

91

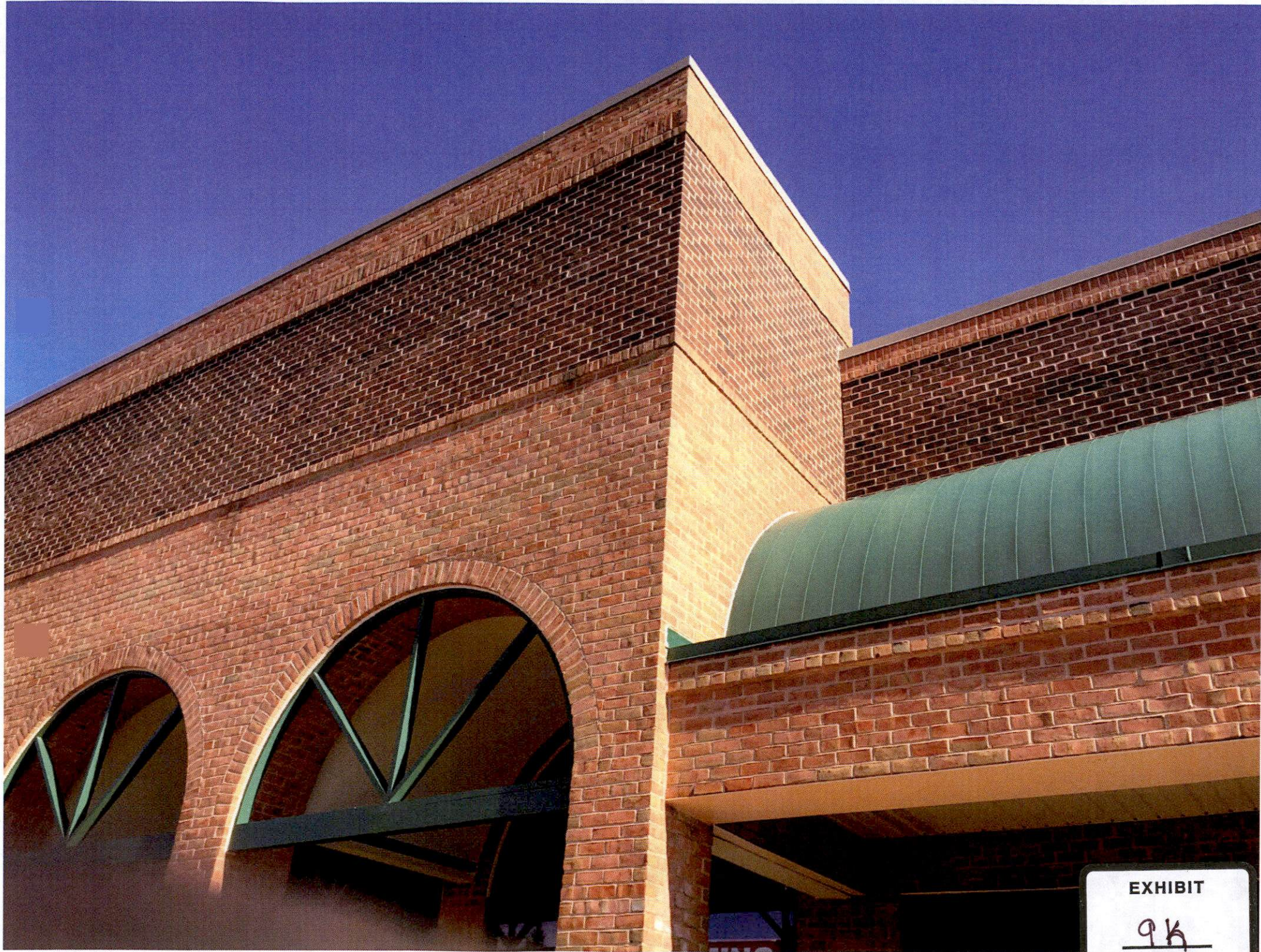
EXHIBIT





EXHIBIT

9.1



EXHIBIT

9K



EXHIBIT

9L

Building Elevation - Option #2



FRONT ELEVATION

Scale: NTS

GENERAL SPECIFICATIONS:

Two (2) SF, internally illuminated sign cabinets with flat polycarbonate faces attached to existing monument signs with brackets
 Faces to be flat polycarbonate with surface applied translucent vinyl graphics
 Sign to be internally illuminated
 New cabinets to be installed onto existing monument sign

Declaration

This is an original unpublished drawing, created by Allen Industries, Inc. It is submitted for your personal use in connection with the project being planned for you by Allen Industries, Inc. It is not to be shown to anyone outside your organization, nor used, reproduced, copied, or exhibited in any fashion whatsoever. All or part of this design (except for registered trademarks) remain the property of Allen Industries, Inc.

Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name _____ Title _____ Date _____

Revisions

09/31/16 Issue Date		
09/01/16 Rev. 1	09/22/16 Rev. 5	10/18/16 Rev. 9
09/13/16 Rev. 2	09/29/16 Rev. 6	10/18/16 Rev. 10
09/16/16 Rev. 3	10/17/16 Rev. 7	10/24/16 Rev. 11
09/19/16 Rev. 4	10/18/16 Rev. 8	

Project Information

Client: Bhavani Farmers Market
 2319 N. Rolling Rd.
 Windsor Mill, MD
 File: OP001676_Bhavani Sales
 Design: CT PM: Marcy Aho

Allen Industries
 Corporate Identity Programs

Corporate Signage Division
 6434 Burnt Poplar Road, Greensboro, NC 27409
 Phone 800-967-2553 Fax 336-968-7875
 Because Image Is Everything™

EXHIBIT

10B

2017-J116-A



Publication Date: 10/26/2016



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 55 110 220 330 440 Feet

1 inch = 200 feet

Variance from Section(s):

1. BCZR § 450.4 Attachment 1.7(b)(vi) to permit up to 2 freestanding joint identification signs per frontage on Rolling Road; and
2. BCZR § 450.4 Attachment 1.7(b)(v) to permit a freestanding joint identification sign with a maximum area/face of 76 feet in lieu of the maximum permitted 56 square feet (The greater of (a) 1 square foot per 4 linear feet of frontage, maximum 150 square feet; or (b) 1 square foot per linear foot of building façade parallel to the lot line with frontage, maximum 150 square feet; or (c) 100 square feet); and
3. BCZR § 450.5.B.4.a to permit a freestanding joint identification sign within 211 feet of another freestanding sign on a single premises in lieu of the minimum permitted distance of 100 feet; and
4. BCZR § 450.5.B.4.b to permit a freestanding joint identification sign within 40 feet of a residential zone in lieu of the minimum permitted distance of 100 feet; and
5. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

PREVIOUS ZONING HISTORY

- CASE #89-487SPH
1. PETITION TO PERMIT COMMERCIAL PARKING IN RESIDENTIAL ZONE.
GRANTED JULY 25, 1989.
- CASE #91-280A
1. TO PERMIT 2 ILLUMINATED SHOPPING CENTER IDENTIFICATION SIGNS ON 2 THOROUGHFARE ROADWAYS ADJOINING NON COMMERCIAL ZONES.
GRANTED.
2. TO PERMIT 427 PARKING SPACES IN LIEU OF THE REQUIRED 557 SPACES.
GRANTED.
- CASE 393-390 SPHYA
1. TO APPROVE AN AMENDED ZONING PLAN UTILIZED IN CASE #91-280A
2. TO PERMIT A COMMERCIAL BUILDING USE FOR A SOCIAL & RECREATIONAL USE.
3. TO PERMIT PARKING OF 472 SPACES IN LIEU OF THE REQUIRED 557 REQUIRED.

1. TOTAL ZONING FOR SITE:
BL - 10.61 AC +/-
DR - 1.46 AC +/-
2. TOTAL AREA FOR SITE:
NET - 11.47 AC +/-
GROSS - 12.07 AC +/-
3. PRESENT USE: COMMERCIAL RETAIL SHOPPING CENTER
4. ELECTION DISTRICT: 2
5. COUNCILMANIC DISTRICT: 4
6. CENSUS TRACT: 4024.01
7. PREVIOUS ZONING: RESIDENTIAL
8. SUBBERSHED: #70
9. PARKING TABULATIONS:
ANCHOR STORE: 42000 SF @ 5/1000 = 210 SPACES
TOTAL PARKING REQ'D 408 SPACES
PARKING SPACES PROVIDED: 472 SPACES
(INCLUDES 10 HANDICAP SPACES)
10. LOADING SPACES:
REQUIRED: 2 PER BUILDING @ 10' X 25' MIN.
PROVIDED: 2 PER BUILDING
11. UTILITIES: EXISTING WATER & SEWER AVAILABLE
12. THERE ARE NO 100 YEAR FLOOD PLANS ON THE PROPERTY OR ADJACENT TO THE PROPERTY.
13. PAVING IS BITUMINOUS CONCRETE WITH STONE BASE AND DRAINED WITH CONCRETE CURB AND GUTTER (EXCEPT WHERE OTHERWISE NOTED ON PLAN)
14. NO HISTORIC BUILDINGS, WETLANDS, CBQA CRITICAL AREAS, OR HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS ON THIS SITE.
15. STED REFERENCE: 076917/00526
16. FLOOR AREA RATIO: 0.76917/00526
ALLOWED: 3.0
17. STORMWATER MANAGEMENT IS PROVIDED BY DETENTION POND & UNDERGROUND PIPE DETENTION.
18. PUBLIC SERVICES CRG NO. 89005 (APPROVED FEB 2, 1989)
19. RAZING PERMIT NOS. B-023115, B-023117

- GENERAL NOTES:
1. TOTAL ZONING FOR SITE:
BL - 10.61 AC +/-
DR - 1.46 AC +/-
 2. TOTAL AREA FOR SITE:
NET - 11.47 AC +/-
GROSS - 12.07 AC +/-
 3. PRESENT USE: COMMERCIAL RETAIL SHOPPING CENTER
 4. ELECTION DISTRICT: 2
 5. COUNCILMANIC DISTRICT: 4
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 14. NO HISTORIC BUILDINGS, WETLANDS, CBQA CRITICAL AREAS, OR HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS ON THIS SITE.
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 18. PUBLIC SERVICES CRG NO. 89005 (APPROVED FEB 2, 1989)
 19. RAZING PERMIT NOS. B-023115, B-023117

OWNER / PETITIONER
DOGWOOD ASSOCIATES LIMITED PARTNERSHIP
% STEVE GOREN
124 SLADE AVENUE
BALTIMORE, MD 21208

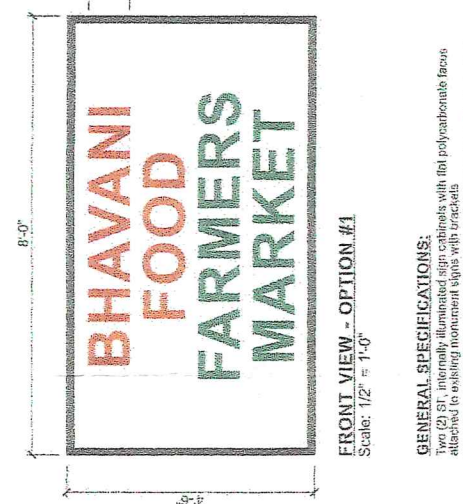
DOGWOOD STATION

PLAT TO ACCOMPANY A VARIANCE REQUEST

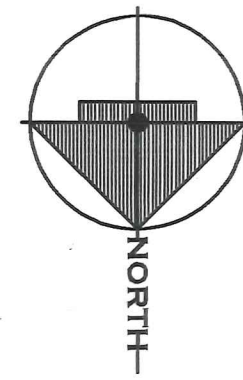
2375 ROLLING ROAD, BALTIMORE, MD

ELECTION DISTRICT 2

COUNCILMANIC DISTRICT 4



PROPOSED PYLON SIGN
ANCHORSHIP REDUCTION
NOT TO SCALE
02/11/2001
10.61 A/C

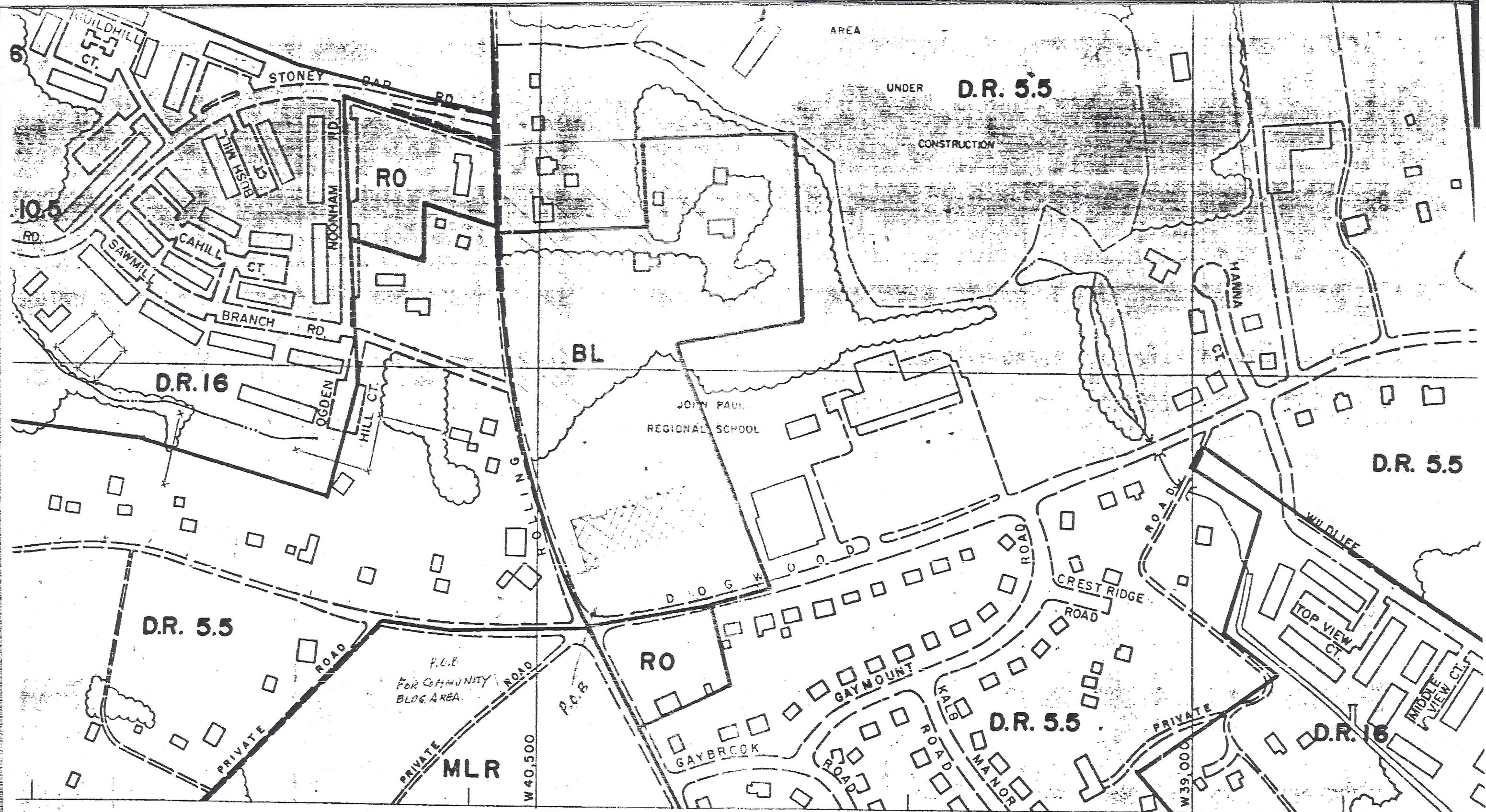


SCALE: 1" = 50'

- LEGEND
- PROPERTY LINE
 - TREE LINE
 - ZONING LINE
 - STORM DRAIN
 - EASEMENT
 - WOOD FENCE
 - HANDICAPPED SPACE
 - GUYWIRE POLE
 - SHRUBS/BUSHES



MARTIN & PHILLIPS
DESIGN ASSOCIATES INC.
LAND PLANNING, CIVIL ENGINEERING, ARCHITECTURAL, ENVIRONMENTAL CONSULTING, ZONING
222 BROADWAY AVENUE, SUITE 81
BALTIMORE, MD 21201
TEL: 410-321-6444 FAX: 410-321-1175

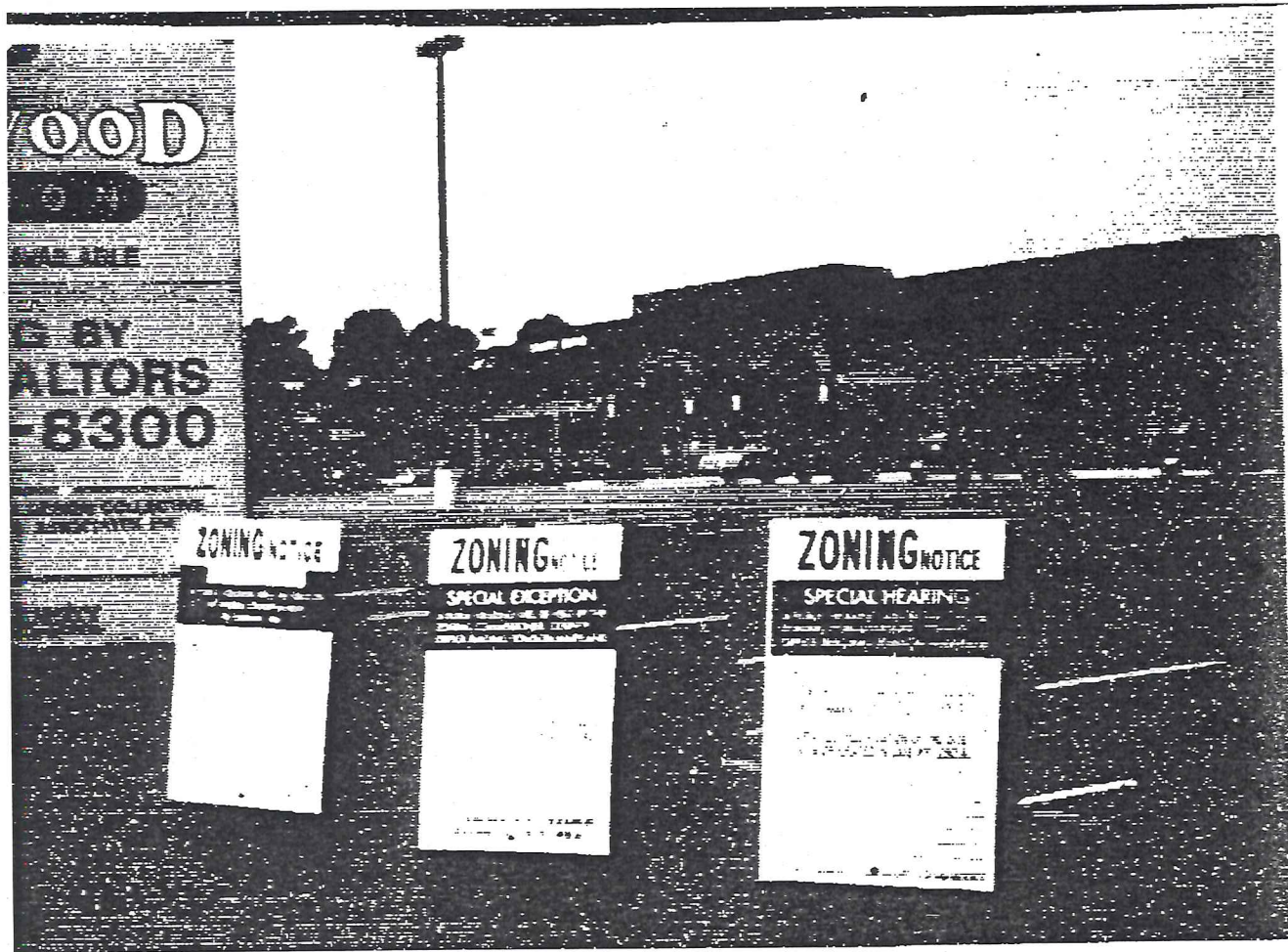


(SHEET NW-2-G)

#377 NW 3G
 93-390-SPHXA

REVISED IN SELECTED AREAS.
 LED BY PHOTOGRAMMETRIC METHODS
 INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP



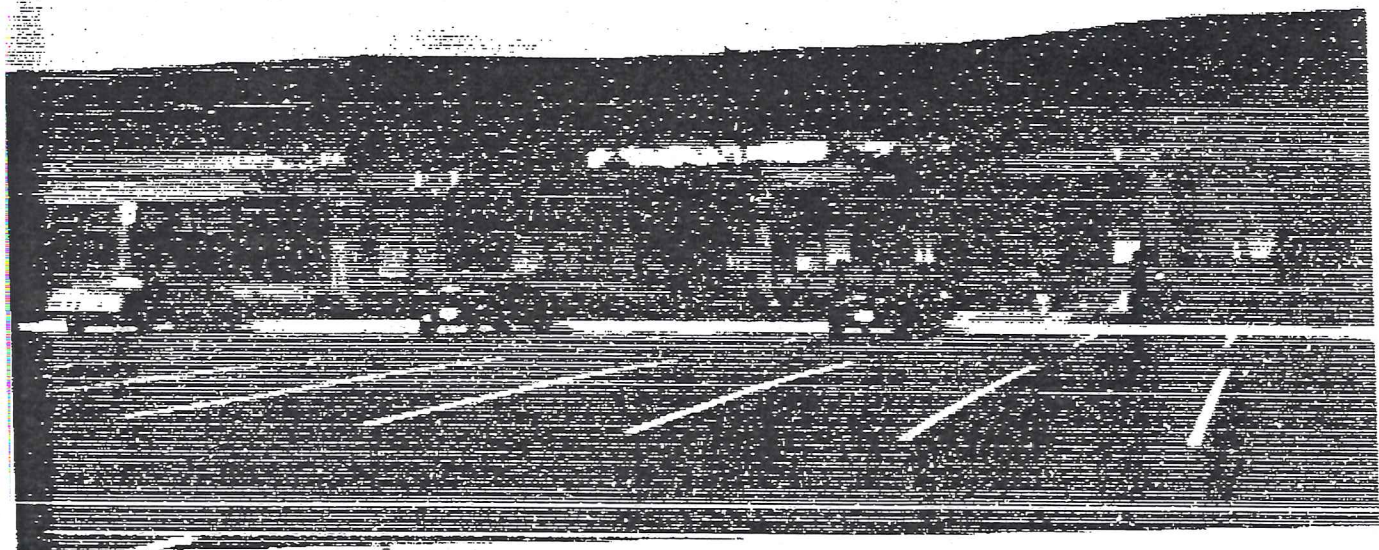
A. Zoning Signs on frontage



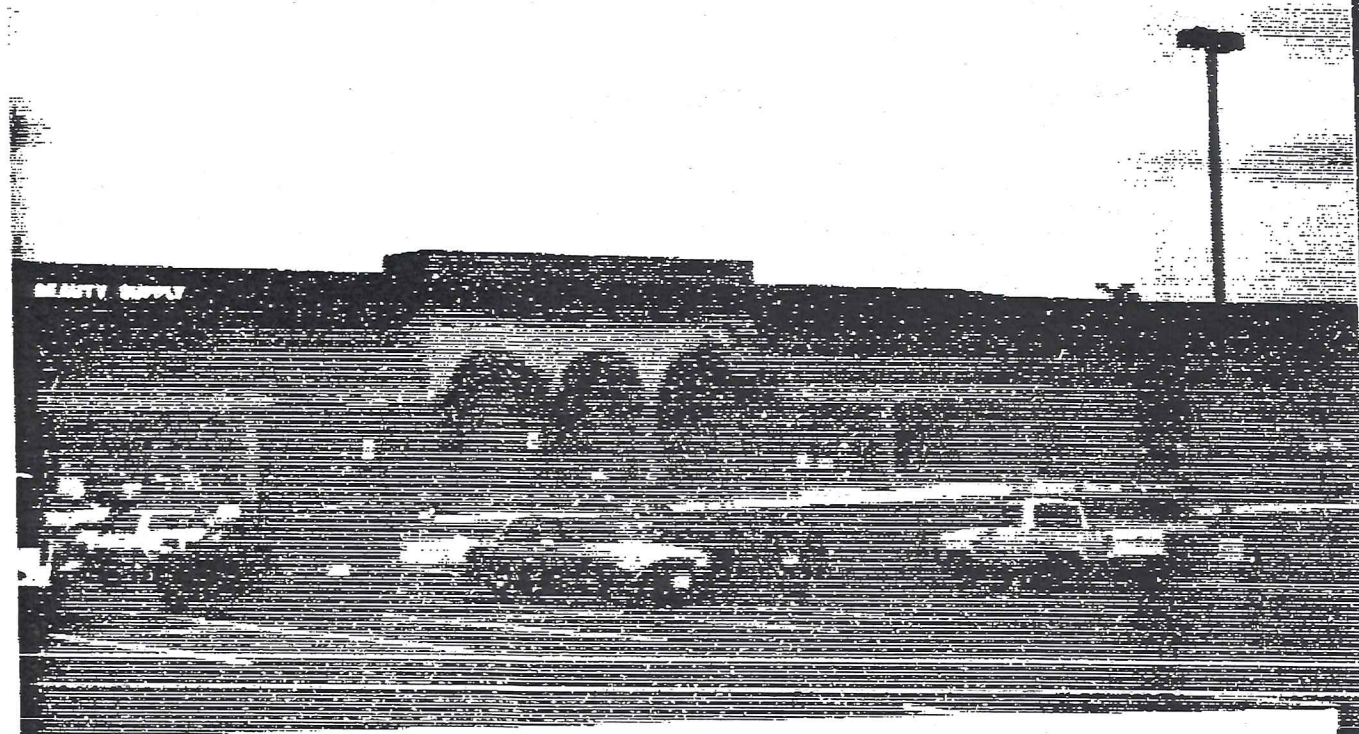
B. NE/C Rolling Road and Johnnygoose rd.
Part of Center proposed
for Community
Building

Dogwood Station Center
Case No. 93-390-SPHXA

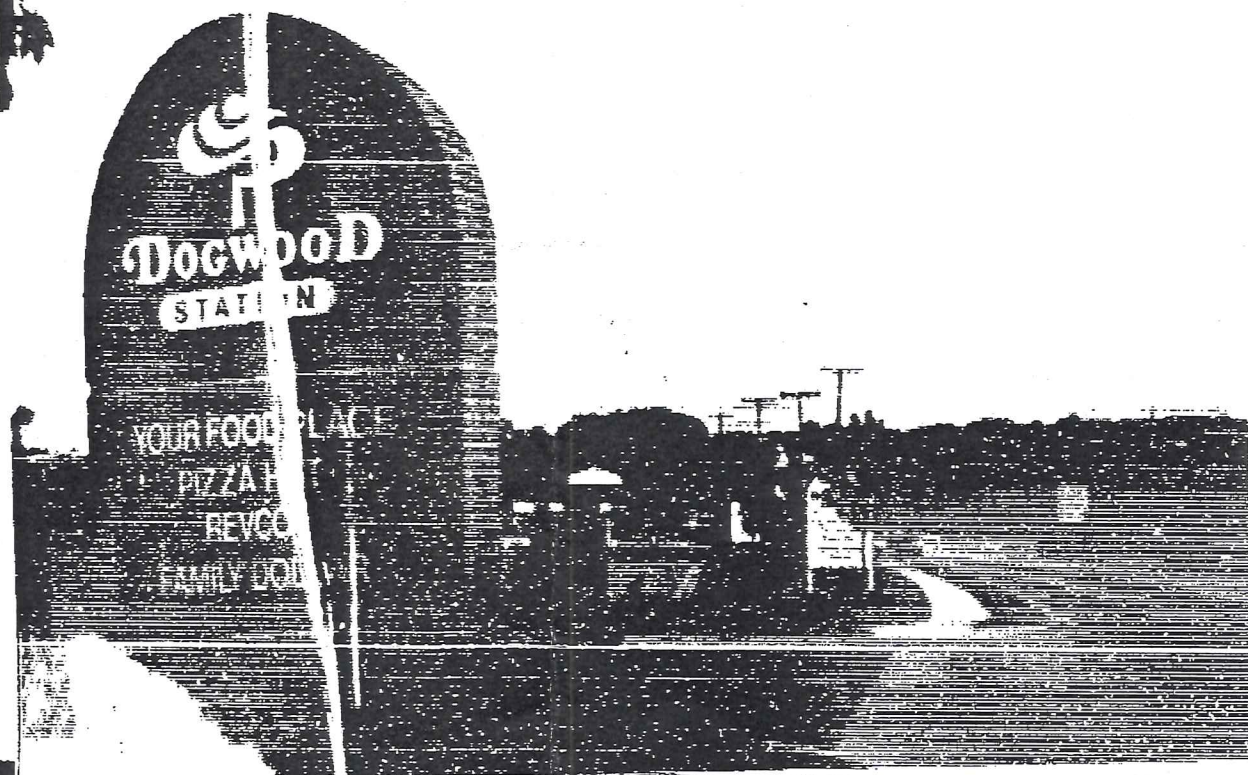
PETITIONER'S
EXHIBIT 2



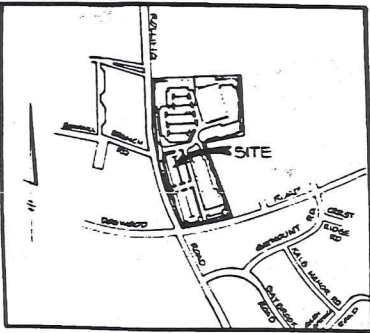
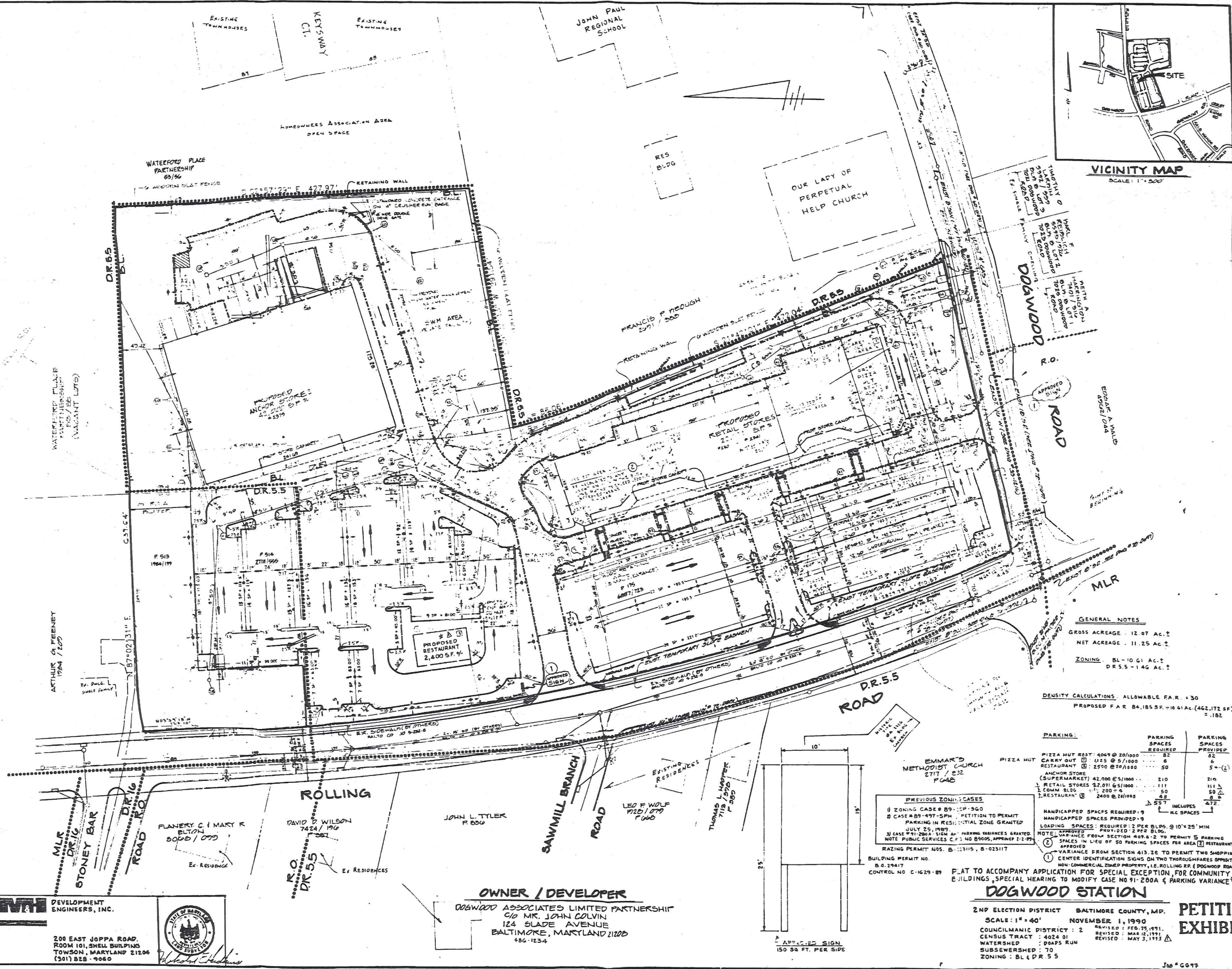
C. Proposed Community Building Section



D. Stores to N of Proposed Community Building



E. Southerly Rolling Rd.
Entrance, HCF A
Site on right



VICINITY MAP
SCALE: 1" = 300'

GENERAL NOTES
GROSS ACREAGE: 12.07 AC.
NET ACREAGE: 11.25 AC.
ZONING: BL-10 G1 AC.
DR-55-14G AC.

DENSITY CALCULATIONS: ALLOWABLE F.A.R. = 30
PROPOSED F.A.R. 84,185 SF ÷ 10,614 AC. (462,172 SF) = 1.82

PARKING:	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
PIZZA HUT REST. 4049 @ 20/1000	82	82
CARRY OUT 1125 @ 5/1000	6	6
RESTAURANT 2500 @ 10/1000	50	50
ANCHOR STORE (SUPERMARKET) 42,000 @ 5/1000	210	210
RETAIL STORES 22,000 @ 5/1000	111	111
COMM. BLDG. 200 @ 4	50	50
RESTAURANT 2400 @ 20/1000	48	48
	557	472

HANDICAPPED SPACES REQUIRED: 9
HANDICAPPED SPACES PROVIDED: 9
LOADING SPACES: REQUIRED: 2 PER BLDG. @ 10'x25' MIN PROVIDED: 2 PER BLDG.
NOTE: APPROVED VARIANCE FROM SECTION 409.6-2 TO PERMIT 5 PARKING SPACES IN LIEU OF 50 PARKING SPACES FOR AREA [X] RESTAURANT APPROVED
VARIANCE FROM SECTION 413.20 TO PERMIT TWO SHOPPING CENTER IDENTIFICATION SIGNS ON TWO THOROUGHFARES OPPOSITE NON-COMMERCIAL ZONED PROPERTY, I.E. ROLLING RD. (DOGWOOD ROAD) TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION, FOR COMMUNITY BUILDINGS, SPECIAL HEARING TO MODIFY CASE NO. 91-200A & PARKING VARIANCE*

PREVIOUS ZONING CASES
1) ZONING CASE # 89-10P-360
2) CASE # 89-497-SPH, PETITION TO PERMIT PARKING IN RESIDENTIAL ZONE GRANTED JULY 25, 1989
3) CASE # 91-200A, SIGN AND PARKING VARIANCES GRANTED. NOTE PUBLIC SERVICES C.F. NO. 89005, APPROVED 1-2-89.
RAZING PERMIT NOS. B-13315, B-023117
BUILDING PERMIT NO. B.O. 29417
CONTROL NO. C-1629-89

EMMA'S METHODIST CHURCH
2717 / 232
PG48

PIZZA HUT

OWNER / DEVELOPER
DOGWOOD ASSOCIATES LIMITED PARTNERSHIP
C/O MR. JOHN COLVIN
124 SLADE AVENUE
BALTIMORE, MARYLAND 21208
486-1234



DEVELOPMENT ENGINEERS, INC.
200 EAST JOPPA ROAD,
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
(301) 828-9060

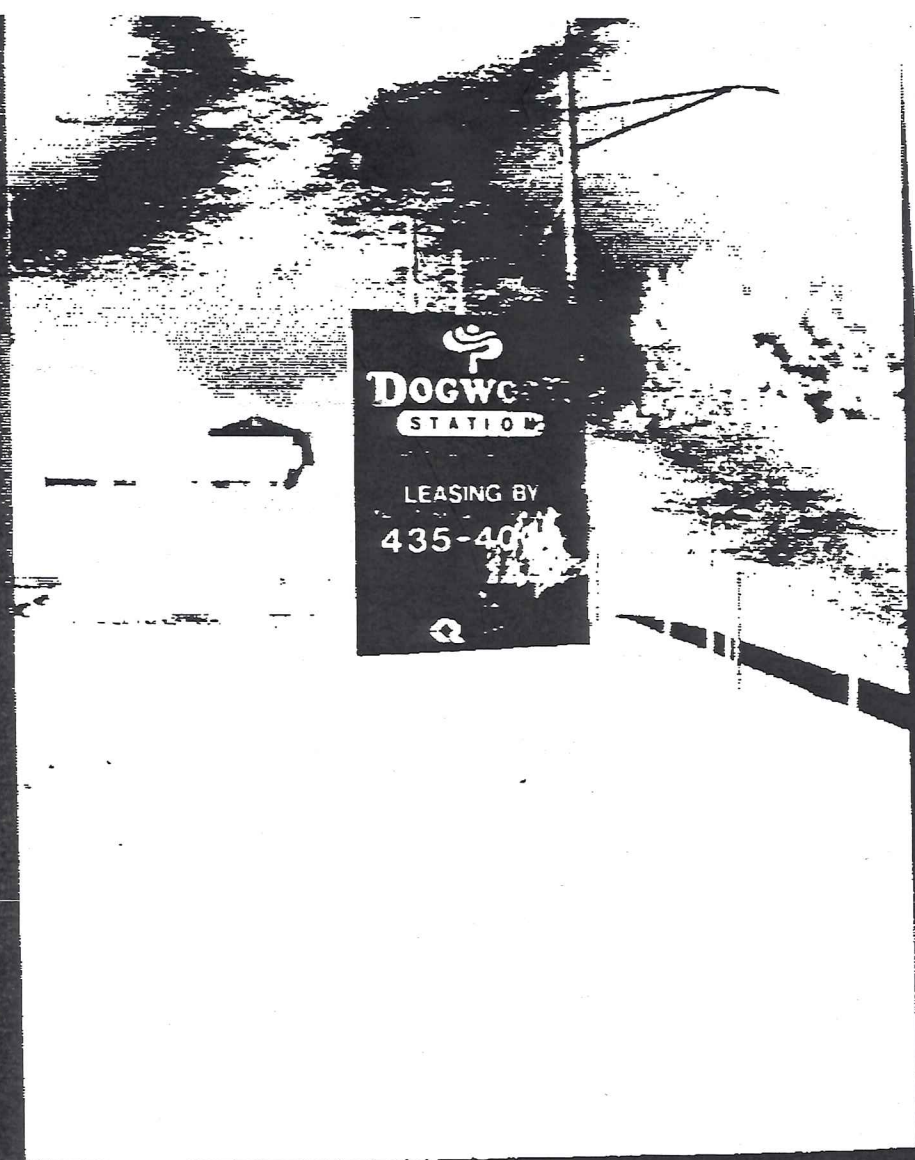
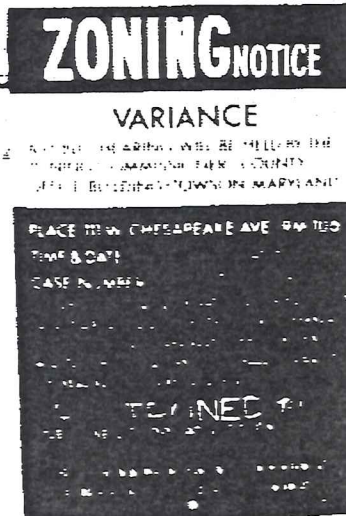


STATE OF MARYLAND
COUNTY OF BALTIMORE
NOTARY PUBLIC
[Signature]

DOGWOOD STATION
2ND ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 40'
COUNCILMANIC DISTRICT: 2
CENSUS TRACT: 4024 01
WATERSHED: DOAPS RUN
SUBWERSHED: 7
ZONING: BL & DR-55
NOVEMBER 1, 1990
REVISED: FEB. 25, 1991
REVISED: MAR. 12, 1991
REVISED: MAY 3, 1993

PETITIONER'S EXHIBIT 1

93-390-SPHX



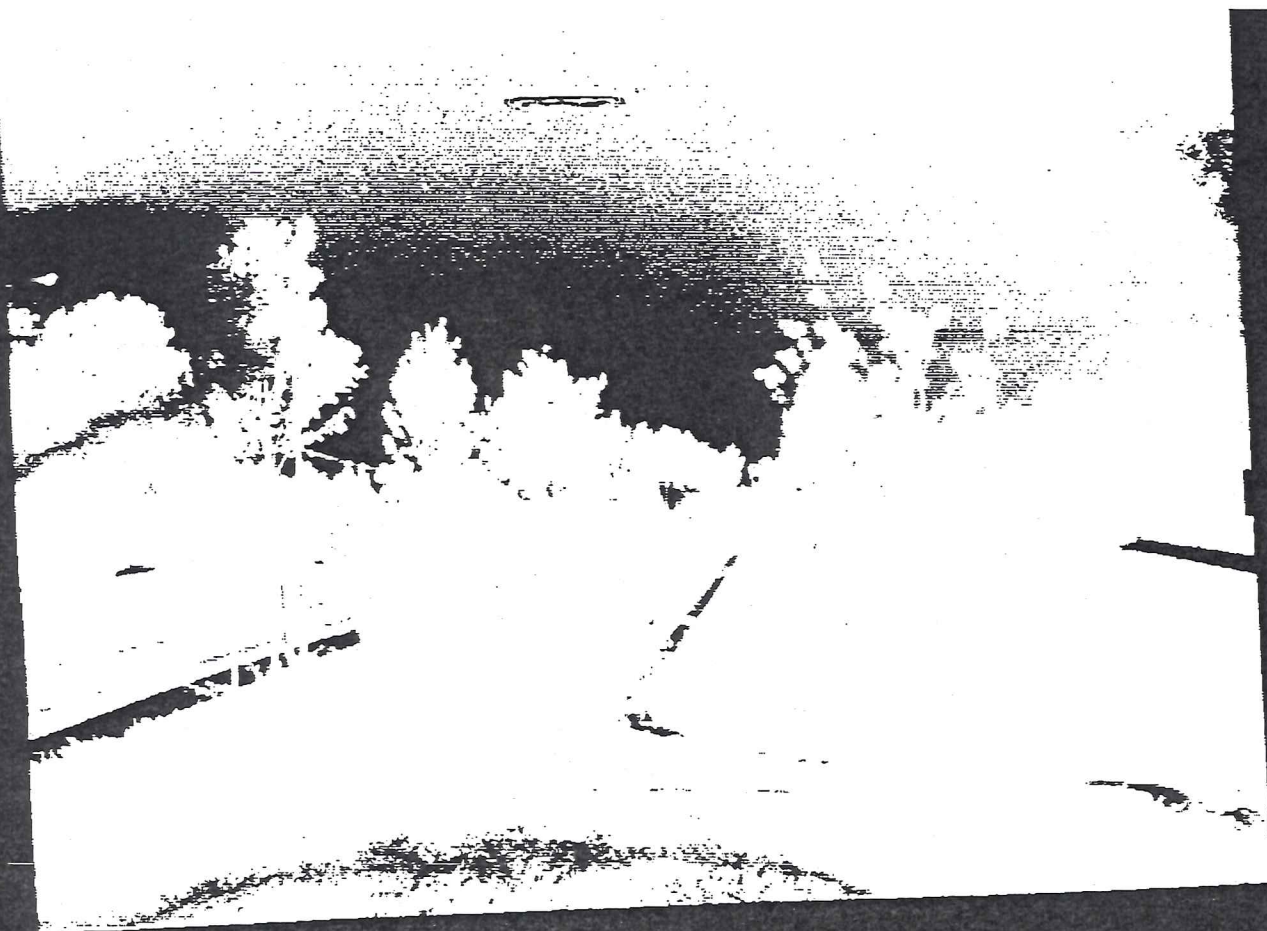
A. Zoning sign - 91-280A
Dogwood site

B. Dogwood Station
Main Stores
NE/C North Rolling Road
and
Dogwood Road

C. Present Dogwood signs
to be removed

PETITIONER'S
EXHIBIT 3 A

91-280A



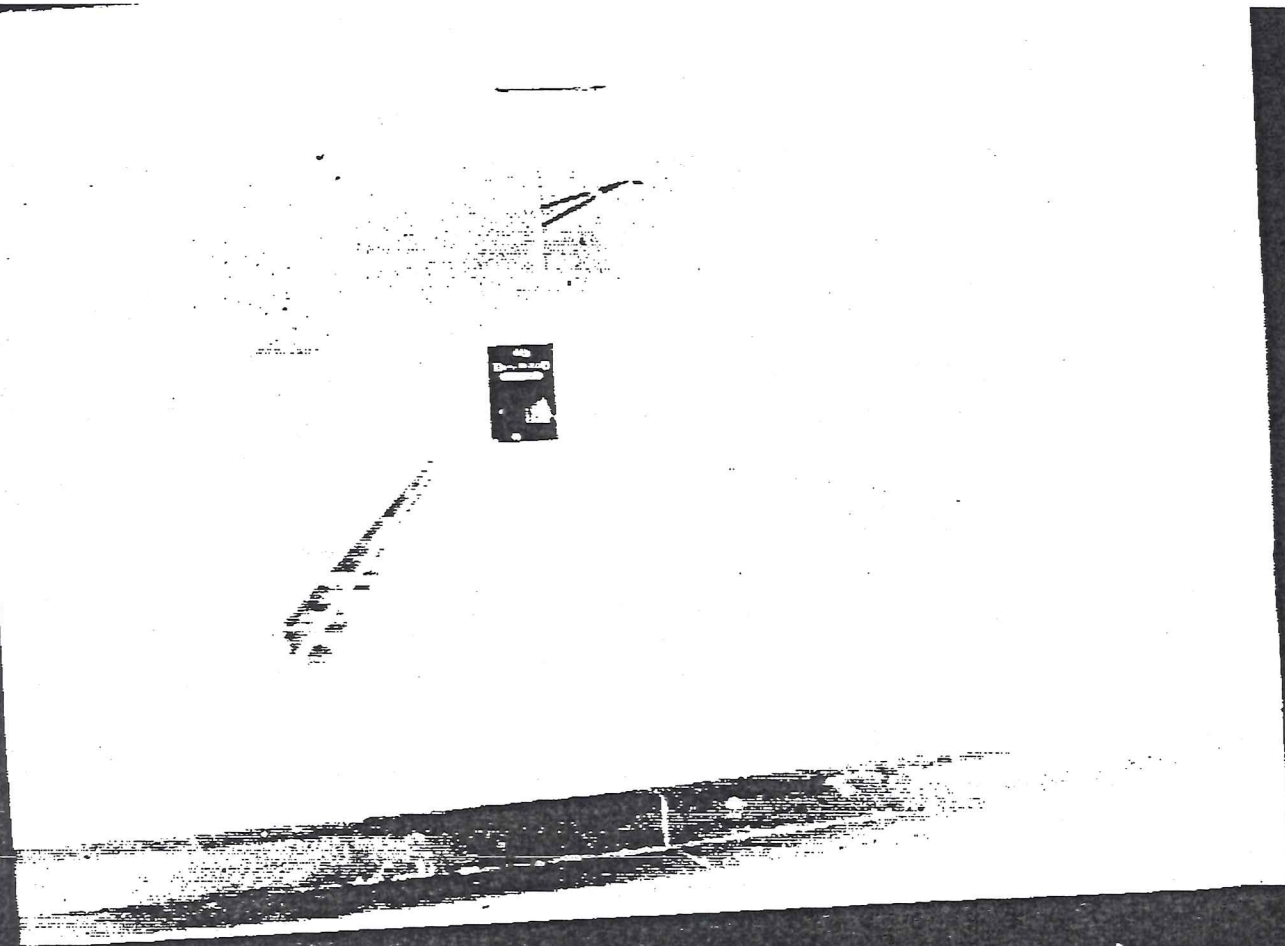
D. Looking N on Rolling Road
from Northern Entrance



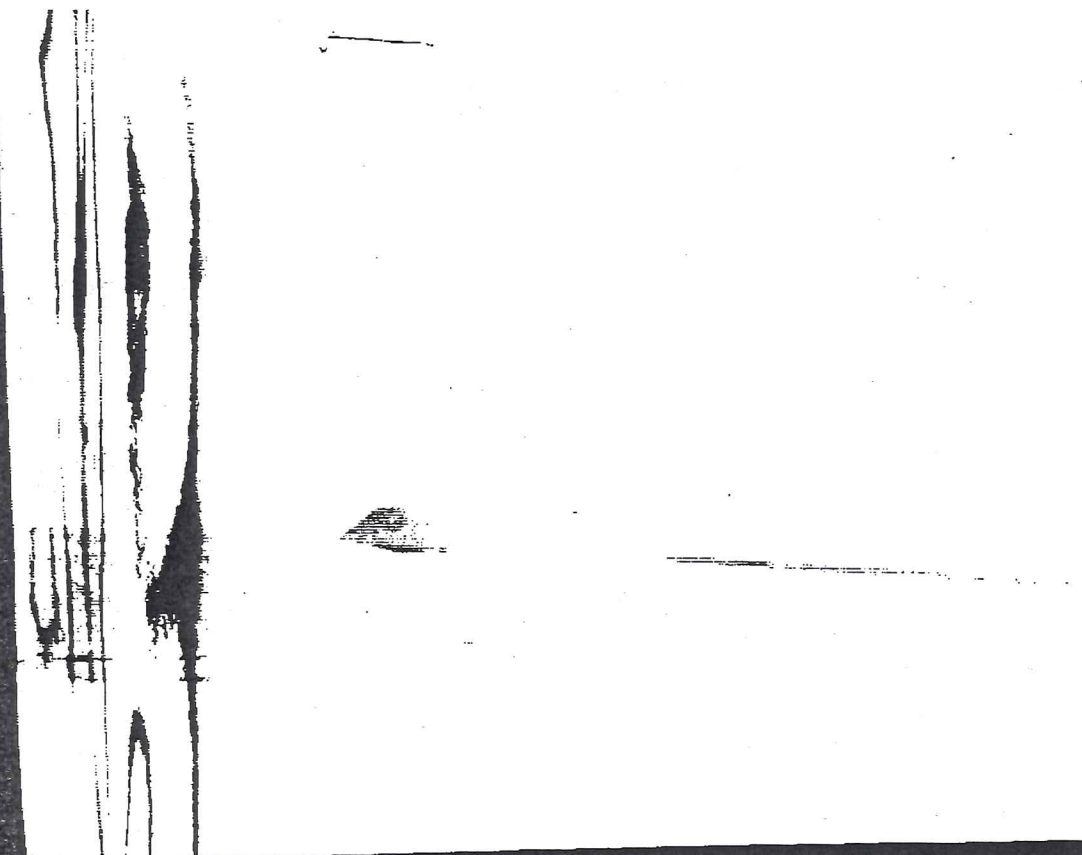
E. Looking S on Rolling Road from N/most
Entrance

PETITIONER'S
EXHIBIT 3 B

91-280A



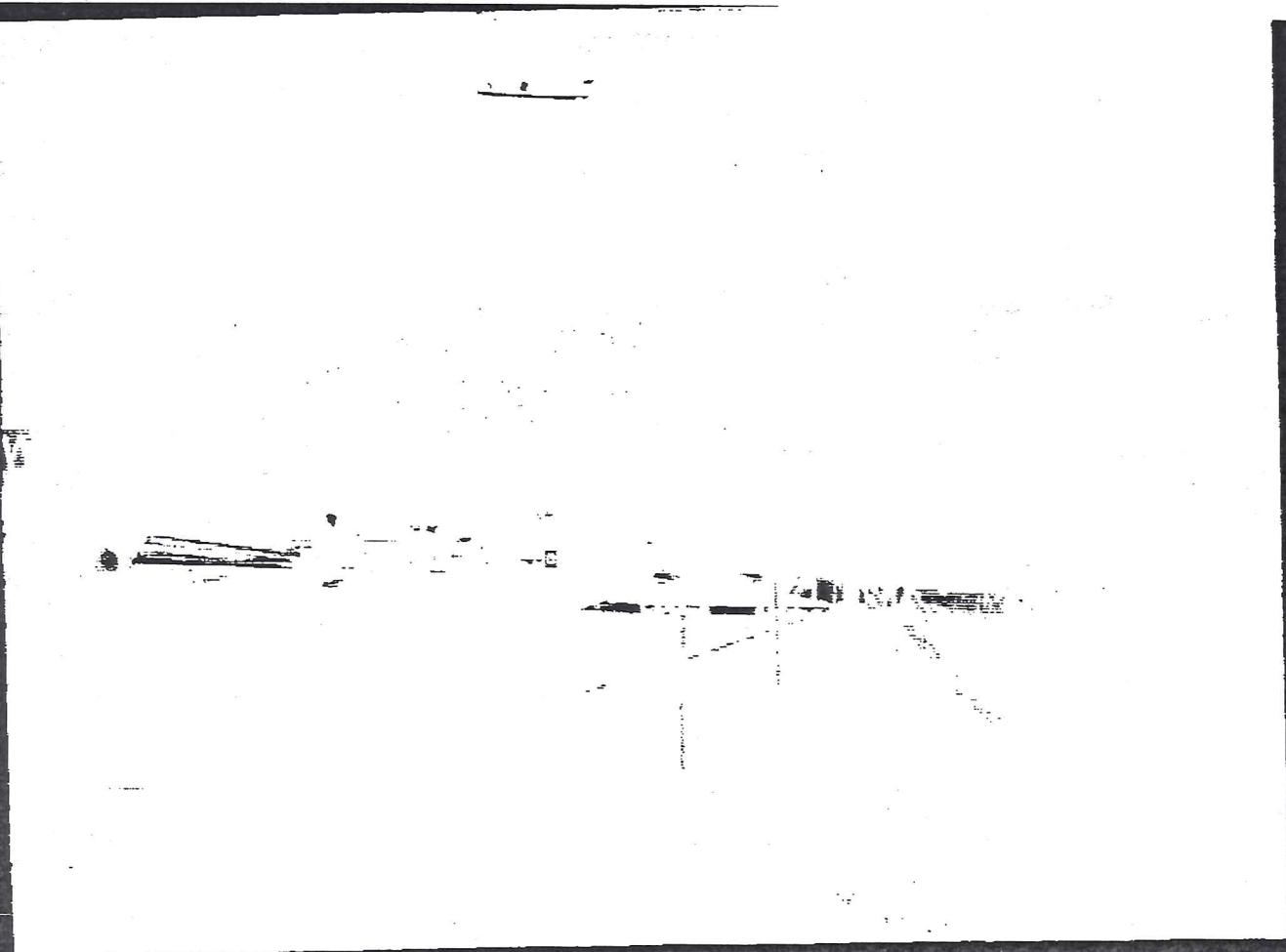
F. Looking South from Southernmost
Dogwood Road Entrance



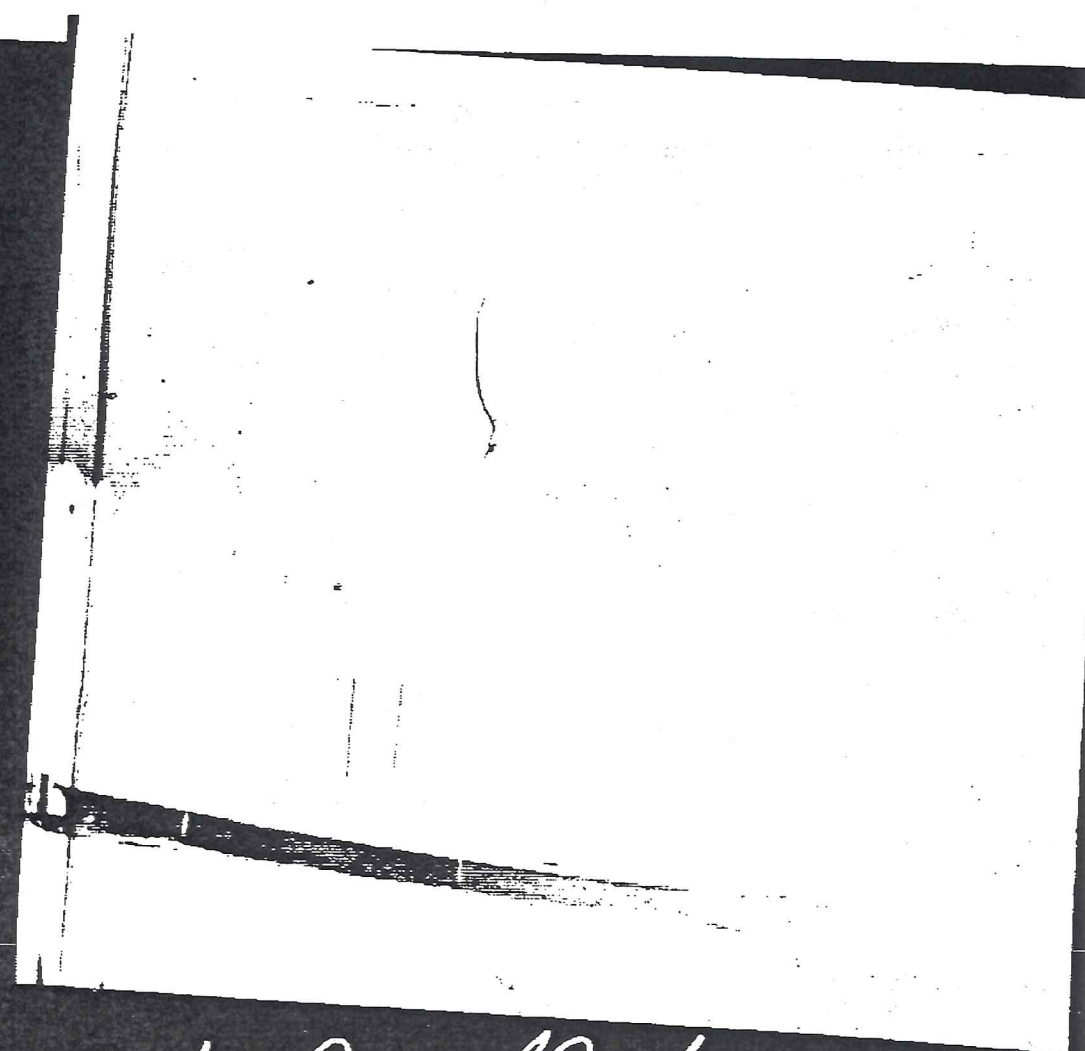
G. Driveway Store on Dogwood Station Site

PETITIONER'S
EXHIBIT 3 c

91-280A



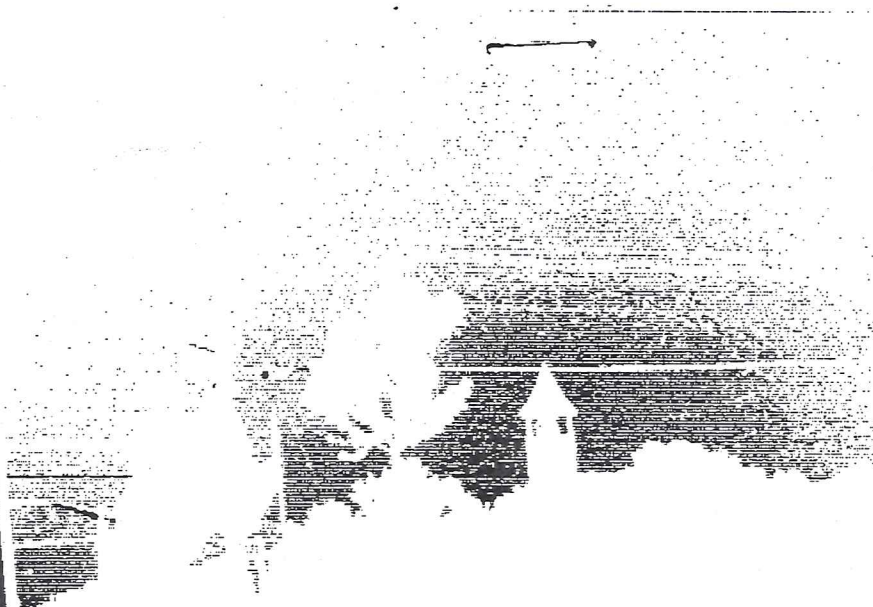
H. Central Dogwood Station Drive, Landscaping
and Screening



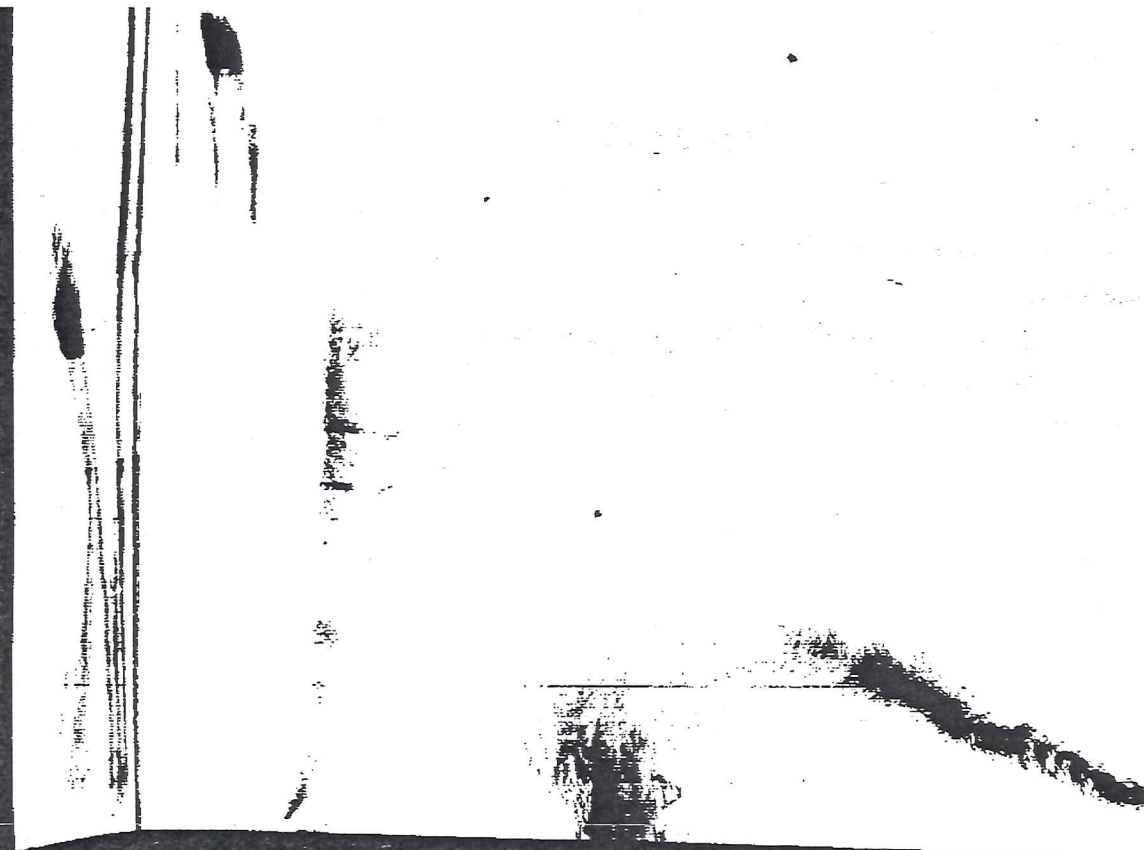
I. Looking East on Dogwood Road from
Dogwood Road Entrance

PETITIONER'S
EXHIBIT 3 D

91-280 A



J. Looking West on Dogwood Road from entrance - proposed sign location to right of sidewalk



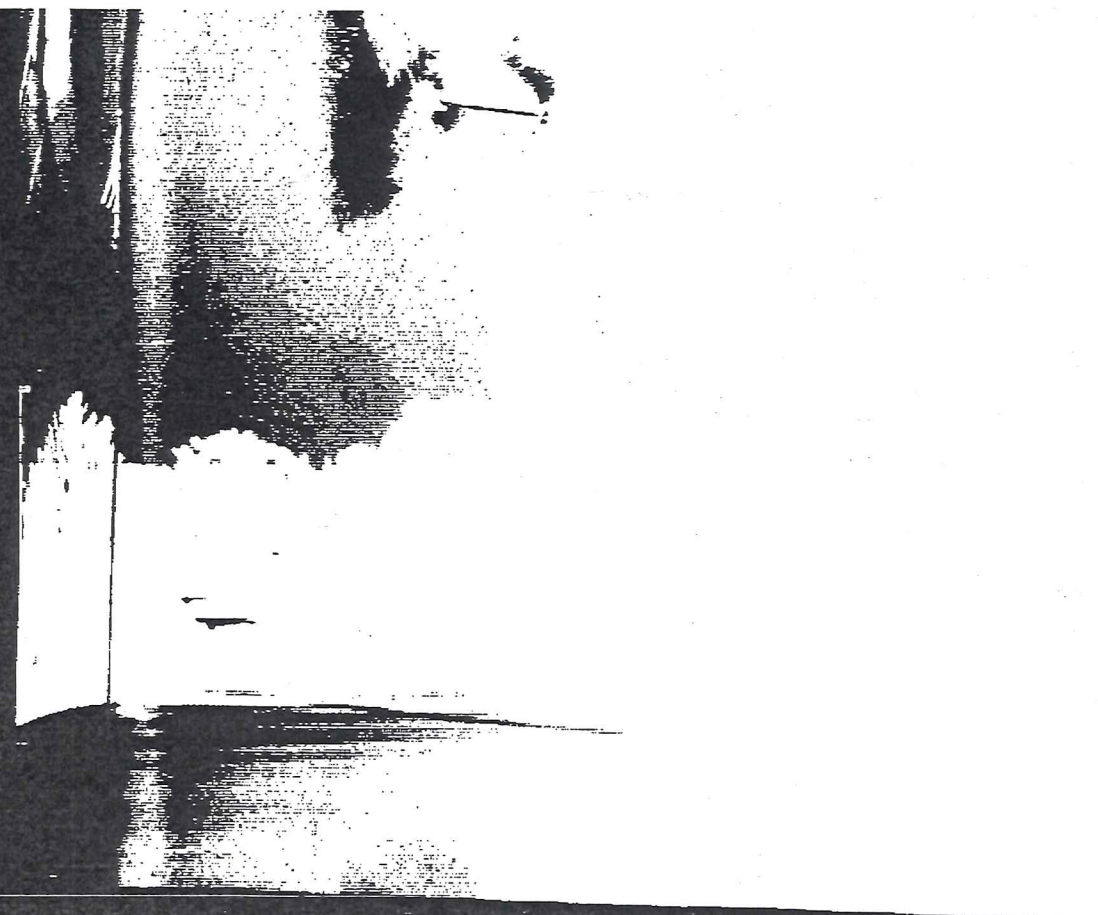
K. Looking West on Dogwood Road to signal at North Rolling Road.

PETITIONER'S
EXHIBIT 3 E

91-280A



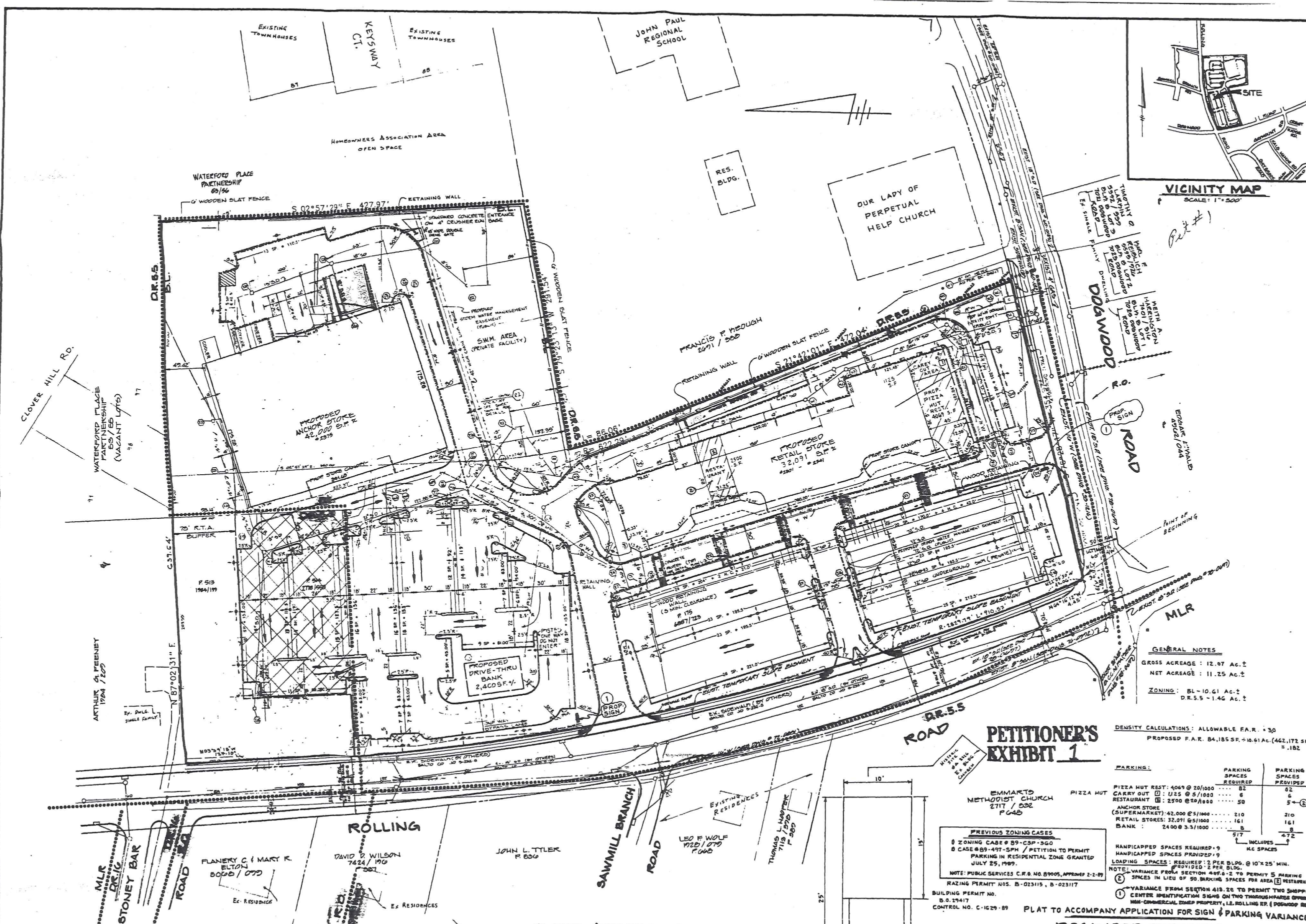
4. South end on Dogwood Station
on Dogwood Rd. - N/S



M. Emmarts Methodist Church
at N/W/C of Rolling Rd.
Dogwood Rd.

PETITIONER'S
EXHIBIT 3 F

91-280A



VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES
GROSS ACREAGE : 12.97 AC.±
NET ACREAGE : 11.25 AC.±
ZONING : BL-10.61 AC.±
D.R.5.5 - 1.46 AC.±

DENSITY CALCULATIONS: ALLOWABLE F.A.R. = 30
PROPOSED F.A.R. 84,185 SF ÷ 10.61 AC. (462,172 SF) = 1.182

PARKING:	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
PIZZA HUT REST: 4069 @ 20/1000	82	82
CARRY OUT: 1/25 @ 5/1000	6	6
RESTAURANT: 2500 @ 20/1000	50	54
ANCHOR STORE (SUPERMARKET): 42,000 @ 5/1000	210	210
RETAIL STORES: 32,091 @ 5/1000	161	161
BANK: 2400 @ 3.5/1000	8	8
	517	472

① INCLUDES 472 KC SPACES

HANDICAPPED SPACES REQUIRED: 9
HANDICAPPED SPACES PROVIDED: 9

LOADING SPACES: REQUIRED: 2 PER BLDG. @ 10'x25' MIN. PROVIDED: 2 PER BLDG.

NOTE: VARIANCE FROM SECTION 409.5-2 TO PERMIT 5 PARKING SPACES IN LIEU OF 50 PARKING SPACES FOR AREA ② RESTAURANT

② VARIANCE FROM SECTION 410.22 TO PERMIT TWO SHOPPING CENTER IDENTIFICATION SIGNS ON TWO THROUGHPARKS OPPOSITE HIGH-COMMERCIAL CORNER PROPERTY, I.E. ROLLING RD. (DOGWOOD BRIDGE)

PETITIONER'S EXHIBIT 1

EMMARTS METHODIST CHURCH
2711 DOGWOOD ROAD
PG45

PREVIOUS ZONING CASES
8 ZONING CASE # 89-CSP-360
8 CASE # 89-437-SPH / PETITION TO PERMIT PARKING IN RESIDENTIAL ZONE GRANTED JULY 25, 1989.
NOTE: PUBLIC SERVICES C.R. & NO. 89005, APPENDIX 2-2-89

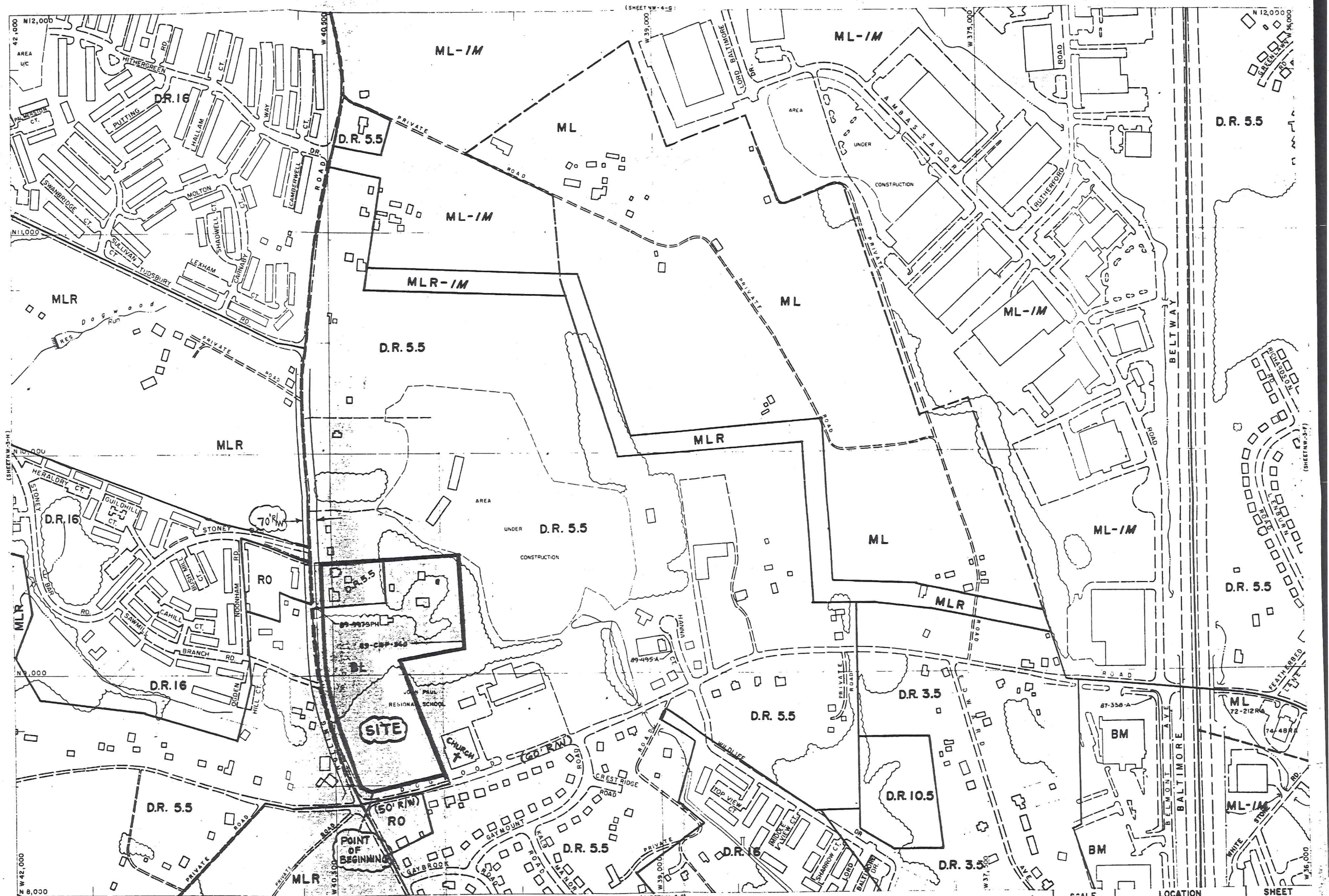
RAZING PERMIT NOS. B-023115, B-023117
BUILDING PERMIT NOS. B.S. 29417
CONTROL NO. C-1629-89

OWNER / DEVELOPER
DOGWOOD ASSOCIATES LIMITED PARTNERSHIP
C/O MR. JOHN COLVIN
124 SLADE AVENUE
BALTIMORE, MARYLAND 21208
+86-1234

DEVELOPMENT ENGINEERS, INC.
288 EAST JOPPA ROAD,
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
(301) 828-7060

2ND ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1"=40'
COUNCILMANIC DISTRICT: 2
CENSUS TRACT: 4024.01
WATERSHED: DOGWOOD RUN
SUBWATERSHED: 70
ZONING: BL (P.R.5.5)
NOVEMBER 1, 1990
REVISED: FEB. 25, 1991
REVISED: MAR. 12, 1991





L - SE
L - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21218

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
JULY 13, 1988
Bill Nos. 144-86, 145-86, 146-86, 147-86, 148-86, 149-86, 150-86

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

M. & H. DEVELOPMENT ENGINEERS, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
BELMONT
AREA

SHEET
N.W.
3-G

SIGN VARIANCE ~ DOGWOOD STATION

ATTACHMENT TO PETITION FOR ZONING HEARING

Rolling Road
2nd Election District
4th Councilmanic District

Variance from Section(s):

1. BCZR § 450.4 Attachment 1.7(b)(v) to permit up to 2 freestanding joint identification signs per frontage on Rolling Road; and
2. BCZR § 450.4 Attachment 1.7(b)(v) to permit a freestanding joint identification sign with a maximum area/face of 76 feet in lieu of the maximum permitted 56 square feet (The greater of (a) 1 square foot per 4 linear feet of frontage, maximum 150 square feet; or (b) 1 square foot per linear foot of building facade parallel to the lot line with frontage, maximum 150 square feet; or (c) 100 square feet); and
3. BCZR § 450.5.B.4.a to permit a freestanding joint identification sign within 211 feet of another freestanding sign on a single premises in lieu of the minimum permitted distance of 100 feet; and
4. BCZR § 450.5.B.4.b to permit a freestanding joint identification sign within 40 feet of a residential zone in lieu of the minimum permitted distance of 100 feet; and
5. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

PREVIOUS ZONING HISTORY

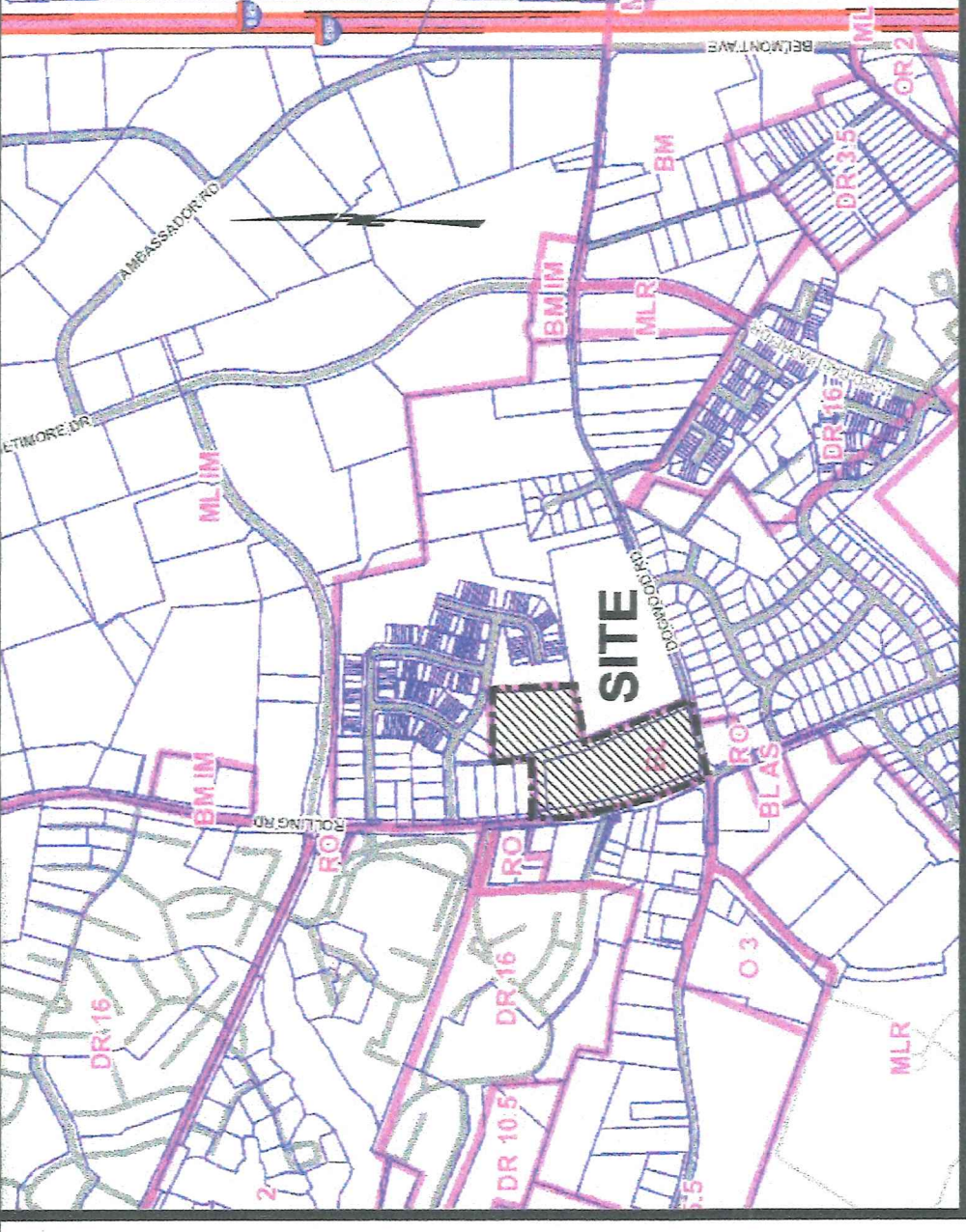
CASE #89-497SPH
1. PETITION TO PERMIT COMMERCIAL PARKING IN RESIDENTIAL ZONE.
GRANTED JULY 23, 1989.

CASE #91-2804

1. TO PERMIT 2 ILLUMINATED SHOPPING CENTER IDENTIFICATION SIGNS ON 2 THOROUGHFARE ROADWAYS ADJOINING NON COMMERCIAL ZONES. GRANTED.
2. TO PERMIT 427 PARKING SPACES IN LIEU OF THE REQUIRED 557 SPACES. GRANTED.

CASE 993-390 SP4X4

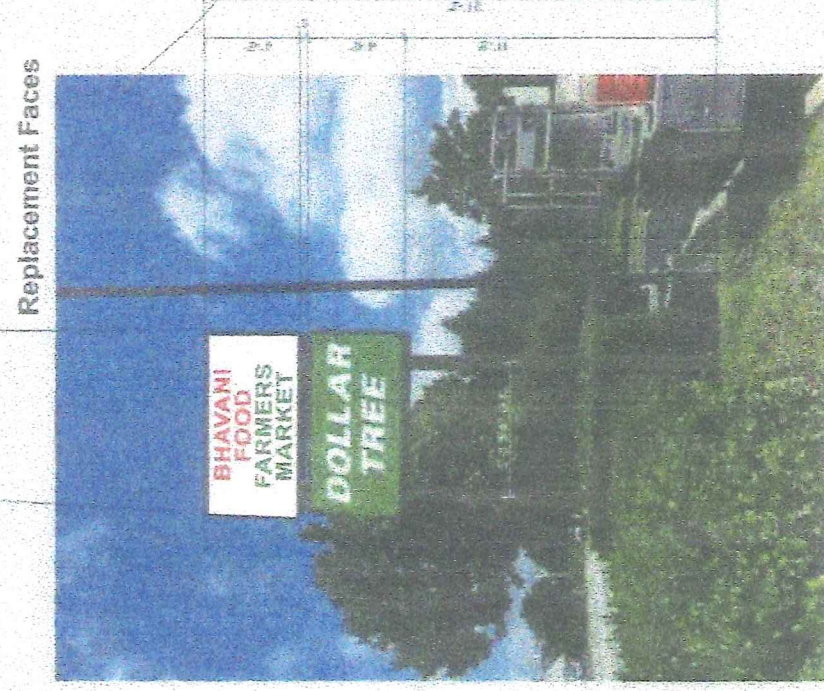
1. TO PERMIT AN AMENDED ZONING PLAN UTILIZED IN CASE #91-2804
2. TO PERMIT A COMMERCIAL BUILDING USE FOR A SOCIAL & RECREATIONAL USE
3. TO PERMIT PARKING OF 472 SPACES IN LIEU OF THE REQUIRED 557 REQUIRED.



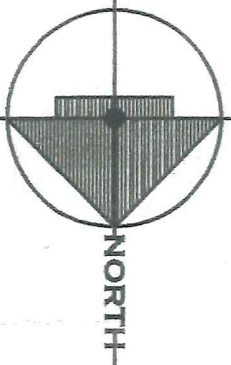
VICINITY MAP
SCALE 1" = 1000'

GENERAL NOTES:

1. TOTAL ZONING FOR SITE:
BL - 10.81 AC +/-
DR - 1.46 AC +/-
2. TOTAL AREA FOR SITE:
GROSS - 12.07 AC +/-
NET - 11.47 AC +/-
3. PRESENT USE: COMMERCIAL RETAIL SHOPPING CENTER
4. ELECTION DISTRICT: 4TH
5. COUNCILMANIC DISTRICT: 4
6. CENSUS TRACT: 4024.01
7. WATERSHED - DEAD RUN
8. SUBSEWERED: #70
9. PARKING TABULATIONS:
ANCHOR STORE: 42000 SF @ 51/1000 = 210 SPACES
RETAIL STORE: 38785 SF @ 51/1000 = 198 SPACES
TOTAL: 40785 SF @ 51/1000 = 208 SPACES
PARKING SPACES PROVIDED: 472 SPACES
(INCLUDES 10 HANDICAP SPACES)
10. LOADING SPACES:
REQUIRED: 2 PER BUILDING @ 10' X 25' MIN.
PROVIDED: 2 PER BUILDING
11. UTILITIES: EXISTING WATER & SEWER AVAILABLE
12. THERE ARE NO 100 YEAR FLOOD PLAINS ON THE PROPERTY OR ADJACENT TO THE PROPERTY.
13. PAVING IS BITUMINOUS CONCRETE WITH STONE BASE AND DRAINED WITH CONCRETE CURB AND GUTTER (EXCEPT WHERE OTHERWISE NOTED ON PLAN).
14. NO HISTORIC BUILDINGS, WETLANDS, CBQA CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR OTHER SENSITIVE AREAS ON THIS SITE.
15. DEED REFERENCE: 07681 / 00326
16. FLOOR AREA RATIO:
ALLOWED: 3.0
PROPOSED: 81785 SF/10.81 AC (462172 SF) = 0.17
17. STORMWATER MANAGEMENT IS PROVIDED BY DETENTION POND & UNDERGROUND PIPE DETENTION.
18. PUBLIC SERVICES CRG NO. 89095 (APPROVED FEB 2, 1989)
19. RAZING PERMIT NOS. 5-023115, 5-023117



PROPOSED PYLON SIGN
NOT TO SCALE



SCALE: 1" = 50'

- LEGEND
- PROPERTY LINE
 - TREE LINE
 - ZONING LINE
 - STORMWATER
 - EASEMENT
 - WOOD FENCE
 - HANDICAPPED SPACE
 - GUY WIRE POLE
 - LIGHT POLE
 - SHRUBS/BUSHES

OWNER / PETITIONER
DOGWOOD ASSOCIATES LIMITED PARTNERSHIP
% STEVE GOREN
124 SLADE AVENUE
BALTIMORE, MD 21208

DOGWOOD STATION

PLAT TO ACCOMPANY A VARIANCE REQUEST

2375 ROLLING ROAD, BALTIMORE, MD

MARTIN & PHILLIPS
DESIGN ASSOCIATES, INC.
LAND PLANNING, CIVIL ENGINEERING, ARCHITECTURAL, ENVIRONMENTAL CONSULTING, ZONING
TOWSON, MARYLAND 21204
TEL: 410-528-1447 FAX: 410-528-1175



ELECTION DISTRICT 2

COUNCILMANIC DISTRICT 4

2017-0116-A