July 1, 1961

John J. Pinners

exception of a smell community building at the northeant corner of York Roed and Regester Avenue in Stoneleigh. In Annualie there is an existing commercial center lying to the east of York Road and between Regester Avenue s nd Punkirk Road, which consercialization has no far been sufficient to take core of community meeds.

In the comprehensive plan of zoning to be established under the aforessid Zoning Act, it is contemplated to extend the aforesaid commercial eres of Annualie to the west side of York Roed in the development of Redgers Forge within the similer confines as now existing in Anneslie, which, when end if so established will suply take core of the community commercial needs in that neighborhood for

with the exception of the isolated corrercial enterprises on stated above, the entire area of the three shave developments, and especially the development of Annealie, is predominatingly residential, in Annealie and Stoneleigh the development being of the single cottage type and opposite the development of Rodgers Porge being of the group house type development.

There is en existing Pruit Stand, or merke house, at the southeast corner of York and Windward Rosds in Annealie, which was in existence before the pessege of the Zoning Act and of course not smensble thereto, but this isolated commercial use does not justify the extension servial area at that legation, on the existing and emplated extension of the commercial center above menand will suply take eare of any future community needs

Re: Reclassification of property on York and Windwood Roads, Annealie, Beltimore County, Maryland BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CHARLES H. STEFFEY, INC. Petitioner

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Please enter an appeal in behalf of Charles H. Sterfey, Inc., Petitioner, from the Order of the Zoning Commissioner in the above cause dated June 2, 1941, to the Board of Zoning Appeals, and transmit the record to said

Filed June 5, 1941.

Lichard land fruit

FILED JUN 6 1941

There was considerable evidence addiced at the hearing as to statements made by the Staffey Corpany, in the sale of their lots and as an inducement to purchasers, that there would be no commercialization of that portion of Armeslie, but of course there being no restrictions in the various deeds to this effect the testimony as to statements made, not being in writing or incorporated in the deeds of the development, cannot be given any consideration, but is only mentioned to show the intention and understanding of the contracting parties that no commercialization of Annealie, other than existing at the above "community center" was contemplated.

Prom the facts and evidence as above briefly outlined, and taking into consideration the public or community need, and the predominatingly residential developments, it is not the opinion of the Zoning Commissioner that the above re-classifications should be granted, and I will, therefore, pess the necessary orders refusing the two petitions of the petitioning Company.

John J. Timeras, Zoning Comissioner.

STONER THE ZONING COMIN Accessification of property on York a Windwood Road, Anneslie, Baltimor County, Maryland TO ENTER

REFER ... Cherlas H. Shoffey, Inc. legal owner. of the property situate at the northeast corner of York & Windward Roads, at Anneally, in the With laction Elastrict of Baltimora County, Fronting 185 ft. northerly on Lork Road end List ft. eastarly on Windward Road-Balms lots Road, 67, 88, 9 and 10, Section 72, as shown on plet of "Amounia", rescues in plet book W. L.G.F., follow \$40.

hereby petition that the above described property or area, (being within the HANNACC Councy Met-ropedinan District, be changed or re-classified (as to zeoing) from a residential new area, during no tivities to a commercial use area, district actilities,

Reasons for Re-Classification: Community need, on York Wood, a main highway

Material of Construction of Building brick, metal and tile roof, Size and height of building: front 30'6" feet; depth 25'5" feet; height 15 feet Property to be posted as prescribed by Zoning Department.

I, or we, agree to pay expenses of above re-classification, advertising, etc., upon filing of this setition, not to exceed \$6.00, and further agree to and are to be bound by the rules, regulation visions and requirements herein set forth and as set forth in the resolutions and orders of the Carry Commissioners of Baltimore County, pursuant to the Zoning Act for Baltimore County and as prescribed Commission's of Inditioner County, pursuants to the Zoong art production of the Thailings of the Zoong art production of the Thailing Persistance of the Zoong and the Thailing County Metropolitan District."

| County Metropolitan District. | County Metro

Address .. 336 N. Cherlds St. Balto Nd.

to xhr the "Zoning Act", in a newspaper of general circulation throughout the Metrapelina Chitrics arx Baltimore County, that property be posted, and that the public hearing hereon be had in the office of Zoning Rockord Sullaing, the tourney Commissioners Tof Baltimore County, in the COUNTY HEREN, in Towson, Baltimore County,

on the 2nd day of June 19, 41, at 12 o'clock A. M.

disapproved the granting of the above Re-Classic Section

Monthson Crasses

RE: RW-CLASSIFICATION PHTITIONS - CHARLES H. STEPPET, INC.

Copy - Operacon

1: Retail Stores

There were two petitions filed in the above captioned metter by Charles H. Steffey, Inc., the developer and builder of "Annealie" on the cest side of York Road, south of Towson and near the Beltimore City Line, petitioning the re-classification, from residential to commercial use, under the Reltimore County Zoning Act of 1941 and the rules and regulations established thereunder, of two tracts of land, the first situate at the southeast corner of York and Windward Roads, fronting 167 feet on York Road with a depth easterly, on Windward Road, of 165 feet, being lots Nos. 1, 2, 3, 4, 5 and 6. Section "U", and the 20 foot elley in the rear thereof, and the westermiest 20 feet of the adjoining section "Y" as shown on the plat of "Anneslie"; and second, at the northeast corner of York and Windward Roads, fronting 125 feet northerly on York Roed and with a depth eesterly on Windward Road of 125 feet, being lots Nos. 6, 7, 5, 9 and 10. Section "Q", as shown on said plat. The first of said two tracts, if so re-classified, to be used for the srection and occupancy of Retail stores and the second of said tract, if so re-classified, to be used as a Gesoline Service Station. There are three large residential developments

Rodgers Porge there are no commercial enterprises, with the

et or near the above location, to wit: Stoneleigh, Rodgers Porge and Annealie, in the two developments of Stoneleigh and

It Is Ordered by the County Commissioners of Baltimore County this. hereby changed and re-classified, from and after the date of this Order, from a resident

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location in residential area, creation of traffic hazard and no community needthe above re-classification should NOT be had

It is Ordered by the CEARRY Commissioners of Baltimore County, this 2nd day of

E SOURCE Commissioners of Baltimore County

Them haveing on appeal, frue this Order of the Zening Commissions for Bellisers Commity dut at he had day of about 1941, downing the re-classification of the property spinions, as at forth in the within petition; 4t is this 250 day of a four 1944 Croured by the Board of Josins Appeals for Malliance County that the said Order he and the sums is hereby approved and managing.

Sover of Strong County that to by approved and sustained.
Noward Thosair Edward Duartie Climp Bartlett &

OARD OF ZONTHO APPEALS OF BALFINOR

Petition for Zoning Re-Classification

xxxxxx. Chas. B. Stoffey. Inc.

at the vortheast corner of York S Hindard heads, at Armalia, indi-perturbation Historic of Melipson Gounty, Fronting 107 ft. in the land of the Company of

hereby petition that the above described property or area, (being within the Raining County Me on 6 at 511 abod purply to Zoning Act of 1941 repellian District Tybe charged or reclassified is no noning from a residential use area, which is reial use area, zitetriotzorz lixixian.

Reasons for Re-Classification. Community need on York Rose, a main higher

Material of Construction of Building gonorata founds tions orline, built-up Size and height of building: front are feet; depth 7 feet; height ... feet Pront and side set backs of building from street lines; front ... 75 feet; side ... 10 feet Property to be posted as prescribed by Zoning Department

I, or we, agree to pay expenses of above re-classification, advertising, etc., upon filing of the petition, not to exceed Rick, and further agree to and are to be bound by the rules, regulations, or ssioners of Baltimore County, pursuant to the Zoning Act for Baltimore County and as prescribby or referred to in the "Applications for Buil County Metropolitan District"

ORDERED by The Commissioners of Baltimore County, this 14th Mey 19.41, that the subject matter of this petition be advertised, as require to OI 10'41 kg the "Zoning Act"/in a newspaper of general circulation throughout the Managaditas Daniel of unty, that property be posted, and that the public hearing hereon be had in the office of Reckord Building issioners of Baltimore County, in the Court House, in Touson, Baltimore County 2nd day of June 19.41 at Illowbook &

Mappeare the granting of the above Re-Classification

AS WITNESS the hand and seal of President of Chas. H. Staffey, Incorporated, and its Corporate , its Secretary, and the hands and seals of The County Commissioners of Beltimore County, Clarence C. Gebb, Building Inspector, John J. Timanus, Zoning Commissioner, and J. Kemp Bertlett, Jr., Howard E. Brazier and Edward L. Martin, constituting the Board of Zoning

> CHAS. H. STEFFEY. INCORPORATED BY Charles H. Steffey,

Chas. B. Pentz. Secretary.

H. J. Crilley

Annesla.

THE COUNTY COMMISSIONERS OF

WITHESSES:

By H. Streett Beldwin Clarence C. Gebb (SEAL)

J. Walton Bolgiano John J. Timenus (SEAL) John J. Timenus, Zoning Com-J. Walton Bolgiano A. L. Randel

J. Kemp Bartlett, Jr. (SEAL) Howard E. Brazier, Mrs. C. Dorsey, Jr.

Edward L. Martin, John Hesling Constituting the Board of Zoning Appeals for Faltimore County.

Approved as to form and legal sufficiency and as representing the Agreement of the parties.

Coursel to Zoning Department.

ent, posting of property, and public bearing on the above petition County Cor nt, posting of property and public hearing on the above petition and appearing that by reason of location in r sidential area, creation of traffic hazard and no community need

Zoning
It is Ordered by the directs Commissionersgof Baltimore County, this 2nd

Upon hearing on gipes, from the Order of the Zoning Oce-minations for Baltimes Commun, dad the Ind. day of June, 1941, damying the re-classification of the Community of Son as as forth in the within position; it is the

Edward I martin

THIS ACRESMENT made this 17th day of July 1942, by and between CHAS. H. STEFFEY, INCORPORATED, a body corporate, perty of the first part, and THE COUNTY COMMISSIONERS OF HALTI-MORE COUNTY, CLARENCE C. GEBB, Building Inspector for the Ninth District of Heltimore County, JOHN J. TIMANUS, Zoning Commissioner of Reltimore County, and J. KEMP BARTLETT, Jr., HOWARD E. BRAZIER and EDWARD L. MARTIN, constituting the Board of Zoning Appeals for Beltimore County, parties of the second part.

Herstofore Ches. H. Steffey, Incorporated, applied to Clarence C. Gebb, Building Inspector, and the County Commissioners of Beltimore County for permits to erect designated structures on two lots, one located at the northeest corner and the other at the southeast corner of the intersection of York Road and Windward Road in Baltimore County. Clarence C. Gebb refused to issue the permits and litigation followed. The party of the first part applied to the Zoning Commissioner for re-classifiestion of the aforementioned lots and he refused the petition. There was an appeal to the Board of Zoning Appeals and litigation followed. To swoid further litigation, the parties agreed to a settlement which is as hereinafter set forth. The party of the first part withdrew its application for permit to improve the lot at the northesst corner of York Road and Windward Road as originally proposed. The parties of the second part agreed that the lot of the party of the first part situate at the southeast corner should be classified as "E" Commercial and supject to development for commercial purposes, - said lot running southerly from the southeast corner of York Road and Windward Road to the southernmost part of the property of the party of the first part on York Road with a depth easterly of 1251. The perty of the first part, in accordance with the understanding had by and between the party of the first part and the parties of the second part, applied for permit to erect on the lot at the southeast corner of York Road and Windward Road a gasoline or filling station.

(C O P Y) # FEB 21 1941

APPLICATION FOR BUILDING PERMIT Departments of Zoning and Public Improvement

Baltimore County, Md. Feb. 20, 1941 19....

To Clarence C Gebb, Building Inspector. Application is hereby made for a Building Permit as follows: Owner _ Cherles H Staffey, Inc. _ Address _ 336 N Charles St. ...Architect's Name Use of Building ... Service Station ... If dwelling, No. of families ... Location of Building R. S. YOYk Road, #6401, REC WARDSWEET Road, Citata side of Birst or Road, and Hours No.)

Between what streets or roads ... Windward & Overbrook Roads, Distance of Building. 28 feet (N. ENEXPERUS from ... Windshird Street or Road, (the sacred interacting street or read)

If in development "Authorities Size of Lot. 126 x 125 case of Development (Presi and Daylay Number of Lot, Block and Section on Plat. 1058 6-7-8-9-10, Block O

Front and side set-back of building 45 feet from front street 32 feet from side street side line of lot. ot. ling: Front 39 8"; depth 25 8" feet; Height 15 feet, Character of Construction brick, matel and tile roof.

Is existing building: Repaired ... Altered.... Describe Renairs, &c :

ACTUAL TOTAL COST of new Building, repairs, &c. at time of completion \$ 5000.00 NOTE This application and the permit, if issued, are both subject to the following rules, regulations

 No permit to be issued until application be approved as to zoning. No part of building or structure (or projection or attachment thereto) to project beyond line established

The approval of this application or issuance of permit does not waive or affect existing building restrictions. The applicant agrees to such set back, front, side and rear area as may be required.
 Permit issued hereunder is not transferable, is to be used only for building described herein and is not to be used at six other location.

 If premit be issued work must be stored within six months from date of permit and completed within
reasonable time, otherwise permit red and new application and permit required. Building permit to remain on premises until completion. This application and building persait, if issued, are both made subject to and are governed and bound by
all, (a) the rules and regulations passed or adopted by the County Commissioners of Baltimore County,

CAUTION			
ly	Zoning Clerk.	Address of Builder or Agent	
County Commissioners of Baltimore County		Owner, Builder or Agent	
		Charles H Steffey Inc.	
	Date:19		
APPROVED	As to Zoning Only,		
Townson of the second	r, answers to each of the above qu	estions are true and I, or we, agree to above require	
(c) the "I passed or	laltimore County Metropolitan Law" adopted in connection with said Met		

TO BEGIN CONSTRUCTION BEFORE A BUILDING PERMIT BE ISSUED IS IN VIOLATION OF THE LAW. BUILDING CODE, ZONING ACT AND METROPOLITAN DISTRICT LAW IMPOSE SEVERE PRAILITES FOR NON-COMPLIANCE.

Pending ection in reference to the same, the perties hereto took cognizance of the fact that the Federal Government or one or more agencies thereof had imposed for the time being s ban against the erection of filling stations.

In consideration of the premises and the understanding between the parties hereto, it is UNDERSTOOD and

1. That the aforesaid property at the southeast corner of York Road and Windward Road shall hereafter be classified as to Zoning as "R" Communatel

2. That the application of the party of the first part to erect a gesoline filling station on the lot at the southeast corner of York Road and Windward Road shall be considered as open and pending, and no action shall be taken in reference to the same until the restrictions imposed or sought to be imposed by the Federal Government, or any proper agency thereof, shall be removed and at that time a permit for the erection of a filling or gesoline station shell bo granted by the parties of the second part to the party of the first pert to the same extent as if it had been acted upor at the time of the sighing of this Agreement, but cabject to the requirement that the gesoline or filling station and the improvements constituting the same shall comply with the then health, fire and semitation regulations pertaining to the erection of gesoline or filling station, the front and side set back requirements of the Zoning Department shall be complied with, and the construction of the building shall be subject to the approval of the Duild-

3. That the right of the party of the first part to erect a gesoline or filling station, if and when said conditions and requirements are complied with, is now recognized and permit shall be issued when said conditions and requirements have been complied with.

(C O P Y) # - FEB 21 1941

APPLICATION FOR BUILDING PERMIT

	Pepartments of Zoning	and Public Improvement
th	District	Baltimore County, Md. Feb. 20, 1941 19.

To. Clarence CoabbBuilding Inspector Application is hereby made for a Building Permit as follows: Owner Chas. H. Stoffey, Inc. Address 336 N Charles St.

Architect's Name __Mohler,

Location of Building Onst aidn York Road, SEC Windwood ROES, Finn anuth Between what streets or roads. Windward Road " Welker Avgone.

Number of Lot, Block and Section on Plat. 10tg 1-2-3-4-5-6, Block U

... Enlarged

Front and side set-back of building 45.....feet from front street 10....feet from side street or side line of lot.

Size of Building: Pront 45 ; depth 75 feet; Height 10 feet.

Altered

Lots 1-2-5-6-9-6-7-9-9-10, Block 1, 2028 59-50-51-63-63-63-64-68-62-62-63
Block R, to be used for parking of customers' cars at above a toros
ACTUAL TOTAL COST of new Building, repairs, &c. at time of completion s.10,000,00

NOTE This application and the permit, if issued, are both subject to the following rules, regulations

Is existing building: Repaired.....

No permit to be issued until application be approved as to soning

2. No part of building or atructure (or projection or attachment thereto) to project beyond line established by existing buildings.

by staining buildings.

The approved of this application or issuance of permit does not waive or affect sainting building restrict.

The applicant agrees to such set back, front, aids and rear areas as may be required.

Permit instead betweender in not transferable, is to be used only for building described brevin and it be less and any other location.

If permit he issued work must be started within six months from date of permit and completed within
reasonable time, otherwise permit void and new application and permit required. Building permit to remain on premises until completion.

My, or our, answers to each of the above questions are true and I, or we, agree to above requir REJECTED) As to Zoning Only. APPROVED Charles H Steffey, 386 N Charles St. County Commissioners of Baltimore County

CAUTION

TO BEGIN CONSTRUCTION BEFORE A BUILDING PERMIT BE ISSUED IS IN VIOLATION OF THE LAW. BUILDING CODE, ZONING ACT AND METROPOLITAN DISTRICT LAW IMPOSE

\$18.00

RECEIVED of Cherles H. Steffey, Inc. the sum of Twolve (\$12.00) Dollars, being cost of severtis ment and inspection of property, York & Windward Rosds, 9th district of Beltimore County, pursuant to petition being filed for resclessification from residential to commercial use.

Zoning Com designor.

NOTICE OF ZONING

tiffice, in the Reckned Building, in Tow-

son, Battimore County, Maryland, on Monday, June 2, 1941, At 11:99 o'clock A. M., and 10 Section "Q" as shown on Plat of "Annella" recorded in Plat Book W P. C. No. Tello No. 45.

By Order of COMMISSIONER OF BALTIMORE COUNTY.

CERTIFICATE OF PUBLICATION

published in THE SEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each, appearing on the bloom day of Many

THIS IS TO CERTIFY. That the annexed advertisement was

THE JEFFERSONIAN

Cost of Advertisement, \$

NOTICE OF ZONING Parenal to petition fled with the Kening Commissioner of Baltimore

On Monday, June Z. 1941. At \$1.00 p'elock A. M.,

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each Attings before the 22d.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$.....

