

FILED JUN 6 1941

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

July 1, 1941

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Please enter an appeal in behalf of Charles H. Steffey, 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 Board.

Filed June 5, 1941.

George A. Zinn
Richard A. Zinn
 Attorneys for Petitioner-Appellant

Very truly yours,
 John J. Zinn

Zoning Commissioner

RE: RECLASSIFICATION
 PETITION - CHARLES H. STEFFEY, INC.,
 ANNESLIE - GUN DISTRICT
 1: Retail Stores
 2: Gasoline Service Station

There were two petitions filed in the above captioned matter by Charles H. Steffey, Inc., the developer and builder of "Anneslie" on the east side of York Road, south of Towson and near the Baltimore City Line, petitioning the reclassification, from residential to commercial use, under the Baltimore 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 Windwood Roads, fronting 167 feet on York Road with a depth easterly on Windwood Road, of 168 feet, being lots Nos. 1, 2, 3, 4, 5 and 6, Section "B", and the 20 foot alley in the rear thereof, and the westmost 20 feet of the adjoining section "B", as shown on the plat of "Anneslie"; and second, at the northeast corner of York and Windwood Roads, fronting 128 feet northerly on York Road and with a depth easterly on Windwood Road of 128 feet, being lots Nos. 7, 8, 9 and 10, Section "B", as shown on said plat. The first or said two tracts, if so reclassified, to be used for the erection and occupancy of retail stores and the second of said tract, if so reclassified, to be used as a Gasoline Service Station. There are three large residential developments at or near the above location, to wit: Stoneligh, Rodgers Forge and Anneslie, in the two developments of Stoneligh and Rodgers Forge there are no commercial enterprises, with the

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Re: Reclassification of property on York and Windwood Roads, Anneslie, Baltimore County, Maryland CHARLES H. STEFFEY, INC., Petitioner	ORDER TO ENTER APPEAL Mr. Clerk: Please file, etc. <i>George A. Zinn</i> Attorney for Petitioner-Appellant	MICHAEL PAUL SMITH 636-223 BALTIMORE TRUST BLDG. BALTIMORE, MARYLAND
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Petition for Zoning Re-Classification

I, Charles H. Steffey, Inc., legal owner, of the property situate at the northeast corner of York and Windwood Roads, in Anneslie, in the 14th Section of Baltimore County, fronting 128 ft. northerly on York Road and 128 ft. easterly on Windwood Road, being lots Nos. 7, 8, 9 and 10, Section "B", as shown on plat of "Anneslie", recorded in plat book M.C. 97, folio 910,

herby petition that the above described property or area, being within the Baltimore County Metropolitan District 7, be changed or reclassified (as to zoning) from a residential use area, RESIDENTIAL, to a commercial use area, RETAIL STORES AND GASOLINE SERVICE STATION.

Reasons for Re-Classification: COMMUNITY NEED, ON YORK ROAD, A MAIN HIGHWAY

Character of commercial use for which above property is to be used: Gasoline Service Station
 Material of Construction of Building: BRICK, CONCRETE AND TILE ROOF
 Size and height of building: front, 32.00 feet; depth, 128.00 feet; height, 15.00 feet.
 Front and side set backs of building from street lines: front, 45.00 feet; side, 20.00 feet.
 Property to be posted as prescribed by Zoning Department.

I, or we, agree to pay expenses of above reclassification, advertising, etc., upon filing of this petition, not to exceed \$500, and further agree to and are to be bound by the rules, regulations, provisions and requirements herein set forth and as set forth in the resolutions and orders of the Zoning Commissioners of Baltimore County, pursuant to the Zoning Act for Baltimore County and as prescribed by or referred to in the "Applications for Filing Petitions" adopted and used in the Baltimore County Metropolitan District.

Charles H. Steffey, Inc.
 Legal Owner
 Address: 1212 K. Street, N.E., WASHINGTON, D.C.

Zoning
 ORDERED BY The Zoning Commissioners of Baltimore County, this 14th day of June, 1941, that the subject matter of this petition be advertised, as required pursuant to the "Zoning Act", in a newspaper of general circulation throughout the Metropolitan District of Baltimore County, that property be posted, and that the public hearing herein be held in the office of the Zoning Commissioners of Baltimore County, in the Board Room, in Towson, Baltimore County, on the 20th day of June, 1941, at 11 o'clock A.M.

Zoning
 County Commissioners of Baltimore County.

I, George A. Zinn, the drafter of the above Re-Classification, do hereby certify that the same is a true and correct copy of the original as filed in the office of the Zoning Commissioners of Baltimore County.

(over)

Zoning Clerk

exception of a small community building at the northeast corner of York Road and Regester Avenue in Stoneligh. In Anneslie there is an existing commercial center lying to the east of York Road and between Regester Avenue and Dunkirk Road, which commercialization has so far been sufficient to take care of community needs.

In the comprehensive plan of zoning to be established under the aforesaid Zoning Act, it is contemplated to extend the aforesaid commercial area of Anneslie to the west side of York Road in the development of Rodgers Forge within the similar confines as now existing in Anneslie, which, when and if so established will amply take care of the community commercial needs in that neighborhood for some reasonable time.

With the exception of the isolated commercial enterprises as stated above, the entire area of the three above developments, and especially the development of Anneslie, is predominantly residential. In Anneslie and Stoneligh the development being of the single cottage type and opposite the development of Rodgers Forge being of the group house type development.

There is an existing Fruit Stand, or market house, at the southeast corner of York and Windwood Roads, in Anneslie, which was in existence before the passage of the Zoning Act and of course not amenable thereto, but this isolated commercial use does not justify the extension of any commercial area at that location, as the existing and contemplated extension of the commercial center above mentioned will amply take care of any future community needs.

There was considerable evidence adduced at the hearing as to statements made by the Steffey Company, in the sale of their lots and as an inducement to purchasers, that there would be no commercialization of that portion of Anneslie, 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 Anneslie, other than existing at the above "community center" was contemplated.

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

John J. Zinn,
 Zoning Commissioner.

It is Ordered by the County Commissioners of Baltimore County, this 14th day of June, 1941, that the above described property or area should be and the same is hereby changed or reclassified, from a residential use area, district or division 14, to a commercial use area, district or division.

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 need the above reclassification should NOT be had:

It is Ordered by the Zoning Commissioners of Baltimore County, this 2nd day of June, 1941, that the above petition be and the same is hereby denied and that the above described property or area be and the same is hereby continued as and remain a residential use area, district or division, subject, however, to the further order of the Zoning Commissioners of Baltimore County.

Zoning
 County Commissioners of Baltimore County.

To County Commissioners for Baltimore County PETITION FOR ZONING RE-CLASSIFICATION PETITION NO. _____ LOCATION _____ FILED _____ JUN 14 1941	Upon hearing on appeal, from the Order of the Zoning Commissioner for Baltimore County, in and the 2nd day of June, 1941, denying the re-classification of the property mentioned, as set forth in the within petition; it is this <u>2nd</u> day of <u>June</u> , 19 <u>41</u> , Ordered by the Board of Zoning Appeals for Baltimore County that the said Order be and the same is hereby approved and sustained. <i>Edward C. Zinn</i> <i>Edward C. Zinn</i> <i>Edward C. Zinn</i> BOARD OF ZONING APPEALS OF BALTIMORE COUNTY.
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Zoning Cn. Address of Builder or Agent
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CAUTION
CONSTRUCTION BEFORE A BUILDING PERMIT BE ISSUED IS IN VIOLATION OF
BUILDING CODE, ZONING ACT AND METROPOLITAN DISTRICT LAW IMPOSE
ALTIES FOR NON COMPLIANCE

May 14, 1941.

\$12.00

RECEIVED of Charles H. Steffey, Inc. the sum of
Twelve (\$12.00) Dollars, being cost of advertisement and
inspection of property, York & Windward Roads, 9th district
of Baltimore County, pursuant to petition being filed for
re-classification from residential to commercial use.

Zoning Commissioner.

PAID
MAY 16 1941

COUNTY COMMISSIONERS OF
BALTIMORE COUNTY.

12-00

NOTICE OF ZONING
RE-CLASSIFICATION

Pursuant to petition filed with the
Zoning Commissioner of Baltimore
County for change of re-classification
from a residential use area, to that of a
commercial use area, of the property
hereinafter described, the Zoning Com-
missioner of Baltimore County, by
authority of the "Zoning Act of 1941",
will hold a public hearing at the Zoning
Office, in the Rockwood Building, in Tow-
son, Baltimore County, Maryland,
on Monday, June 2, 1941.

At 11:00 o'clock A. M.,
to determine whether or not the fol-
lowing mentioned and described prop-
erty should be changed or re-classified
as aforesaid, (if re-classified, Gasoline
Service Station will be erected), to wit:
All that parcel of ground situate at
the northeast corner of York and Wind-
ward Roads, at Anneslie, in the 9th
Election District of Baltimore County,
fronting 125 feet southerly on York
Road and 125 feet easterly on Wind-
ward Road, being Lots Nos. 2, 3, 4, 5
and 6, Section "C", as shown on Plat
of "Anneslie", recorded in Plat Book
W. P. C. No. 1, folio No. 45.

By Order of
ZONING COMMISSIONER OF
BALTIMORE COUNTY.
May 16-22.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 13/41 19

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published at Towson, Baltimore County, Md., ~~once in each~~
~~at least once~~ 3 times weeks before the 3rd
day of June 1941, the first publication
appearing on the 16th day of May
1941.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

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as aforesaid, (if re-classified, Retail
Store will be erected), to wit:

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the southeast corner of York and Wind-
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Election District of Baltimore County,
fronting 125 feet southerly on York
Road and 125 feet easterly on Wind-
ward Road, being Lots Nos. 1, 2, 3, 4, 5
and 6, Section "C", the 20-ft. alley to
rear of same and the westernmost 20
feet of Section "C" as shown on Plat
of "Anneslie", recorded in Plat Book
W. P. C. No. 1, folio No. 45.

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BALTIMORE COUNTY.
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