September 19, 1941.

, ains Sautell ?

377

September 26, 1944.

Mr. Kenneth W. Scott, 2023 Deynn Oak Avenue, Balti ore + 7, Md. Balti ore + 7, Md. Owynn Oak Avenue

I am in receipt of Order passed by the Board of Coning Appeals dated Coptember 12, 1956, suctedining my Order refusing the re-classification in the above captioned matter.

property must remain in its present condition and use and blat no other building can be erected thereon for commercial purposes. The present use of the existing frame building may continue.

There can be an equal taken from the Rosed's decision to the Circuit Court of the Interior Court of Interior Court o

Very truly yours, JOHN J. TIMANUS.

oor Mr. Carl M. Sutton.

Tanks mmissioners of Baltimory Cou

BARTLETT, POE & CLAGGETT

September 19, 1944.

Board of Zoning Appeals, Baltimore County, Maryland.

Re: Petition -- Kenneth W. Scott, et al. Windsor Mill Road, Woodlawn. Re-classification from residential to commercial use.

Gentlemen:

Kenneth W. Scott is the owner of a lot of ground fronting approximately 145 feet on Windsor Mill Road in Woodlawn, with a depth of about 144 feet. This lot is contiguous to the commercial zone at Windsor Mill Road and Gwynn Oak Avenue.

Note than thirty years ago there are erected on Xr. Sectits land a Comestory I may evilding, that has been used as a garage, a grocery story, respectively. I have been used as an office of the past three years at least it has been used as an office and shop of a roofing establishment, where roofing gutters and spouling are prepared for installation upon nouses.

The property has had periods of vacancies, but has never been used for residential purposes.

on the meet of Zoning Against an adom to believe my colleagues a non-centerming, corserved use which has this property has a non-centerming, corserved use which has a consecutive that therefore it is now antitled to be used for commercial purposes.

The property is at the base of a steep grade, and the most of the control of the contr

Petition for Zoning Re-Classification

the we Senneth W. Scott & Ethel M. Scott pulsamer A of the property situate garl N. Sutton, (Contract Furchase)

Ourl. N. Sutton, (Contract Purchaser)
on the nor-hears side of Highor Mill Boad, at Woodlawn, in the End
Ricetion Histrict of Baito Co. Beginning Bod southeasterly from the
eastermost also of Grynn God Are, themes outheasterly from the
easternost also of Grynn God Are, themes also for an 187
right-of-way, thence northeasterly, on self summode also for an 187
right-of-way, thence northeasterly, on self summode and the self-way of the self-way

EXECUTIVE Energy be changed or re-classified/EXECUTIVE from a residential use area, EXECUTIVE

Reasons for Re-Classification. Adjacent to commercial area and community need

Character of commercial use for which above property is to be used .Automobile Repair Garage.

but not for sale or storage or placing thereon of used or junked cars

Size and height of building: front. 40 feet; depth. 60 feet; beight. 18 feet.

Material of Construction of Building ... Conc. footing, concrete block walls, comp. roof

Front and side set backs of building from street lines: front . 35 .... feet; side 10 on S E side-

KXZ we, agree to pay expenses of above re-classification, advertising, etc., upon filing of this

petition, not to exceed EXXX 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 CEXXXIII.

Commissionex of Baltimore County, pursuant to the Zoning Act for Baltimore County and as prescribed

To The County Commissioner of Baltimore County:-

EXECUTE a commercial use area, MANNERSHEESE.

Property to be posted as prescribed by Zoning Department.

MERCEN AND PROPERTY OF The Pro

August 25, 1944.

To the Zoning Commissioner of Baltimore County. Towson, Maryland.

Please enter appeal in the matter pf the petition of re-classification of Kenneth W. Scott, and wife, property on Windsor Mill Road, at Woodlawn, to the Board of Zoning Appeals of Baltimore County.

Semeth W. Forts

September 26, 1944.

Re: Petition for Re-classification E. S. Windsor Mill Road, S. of Gwynn Oak Ave. Dear Mr. Mohles

I as in receipt from the Board of Zoning Angeals their Order of September 19, 1044, passed in the above entitled natter, in which the majority of the Board approved my Order in working the per-frastication, By, Bartlett has filled a dissenting opinion contending that the pattion should have been pranted,

that in the hearing been granted.

The second of the dissentive opinion is street in the hearing before as the widenes as to the effect that the second on the southermost side of the property while in the testingny before the Board was to the effect that the capture that the capture of the property while in the second of the second down and a merbullding excited on the seas location to be used as Repart Octave. No Brettlet contending that thereby the property had not lost its heretofore non-conforming that

Very truly yours, JOHN J. TIMANUS,

and it appearing that by

Zoning Commissioner.

by the County Commissioners of B

			0377
Petition	for	Zoning	Re-Classification

To The County Commissioners of Baltimore County:

thm we Senneth W. Scott & Sthel M. Scottegal owners of the property situate Carl N. Sutton, (Contract Purchaser) on the moments along finders will lead, at Woodlawm, in the End Election Library was a superior of the contract of the Contrac

EXEMPERATE a commercial use area, ANDERENTHEREN

Reasons for Re-Classification ... Adjacent to commercial area and community need

Character of commercial use for which above property is to be used . Automobile . Repair Garage, but not for sale or storage or placing thereon of used or junked cars Material of Construction of Building: ... Conc. footing, concrete block walls, comp. roof Size and height of building: front. 40 feet; depth 60 feet; height 18 feet. Front and side set backs of building from street lines; front ...35...... feet; side ...10 on S E side-Property to be posted as prescribed by Zoning Department.

KXX we, agree to pay expenses of above re-classification, advertising, etc., upon filing of this petition, not to exceed XXXX and further agree to and are to be bound by the rules, regulations, our ng visions and requirements herein set forth and as set forth in the resolutions and orders of the CXXXXX Commissione of Baltimore County, pursuant to the Zoning Act for Baltimore County and as prescribed Commission 2 of hardness county, pursuant to the Zoning and the Hardness county and as preserved, by or referred to the "Applications for Building Veguida over adopted up a good to "Englishese County" County Coun

2023 Suryn Oak Ste." Balt 7 mg Hong Carl M. Sulfar Contract Purchaser.

Contract Purchaser.

Contract Purchaser.

Contract Purchaser. Word-29-ORDERED by The XCRIX Commissionerx of Baltimore County, this 26% day of

AULT of 1941 9.44, that the subject matter of this petition be advertised, as required **PUFSURE**\*\*E the "Zoning dat/" in a newspaper of general circulation throughout \*\*EXMARQUAND DEMANAGE\*\*

on the 16th day of August 19 44, at 10 o'clock A. M.

A Son I Sommissioner of Baltimore County.

· MERKERY SHEET EXTERNED TO THE SERVICE OF THE SERV

Board of Zoning Appeals of Baltimore County.

NOTE: - Dissenting opinion of J. Kemp Bartlett, Jr., the remaining member of said Board, filed.

it appearing that by reason of location of property being in a residential zone and no community need shown the above re-classification should NOT be had: It Is Ordered by the COMMISSIONER of Baltimore County, this day of 

Upon hearing on appeal, from the Order of the Zoning Commissioner of Baltimore County, passed on the 16th day of August, 1944, denying the re-classification of property described in and for the purpose as set forth in the stimin petition;

It is this 19th day of September, 1944, ORDERHED by the Board of Zoring Appeals of Baltimore County, that the aroneadd Order of said Zoning Commissions by and the same is hereby approved and mustained.

Edward L Matter

San Semissioner of Baltimore

ZUNING XXXXX

ORDERED by The XXXXXX Commissionerx of Baltimore County, this. 26 % day of July of 1941 19.44, that the subject matter of this petition be advertised, as required pursuant to of 1941 22 the "Zoning Act? In a newspaper of general circulation throughout CLAMARQUENT TRANSPORT Baltimere County, that property be posted, and that the public hearing hereon be had in the office of Zoning Reckord Bldg. Recko Baltimore County, that property be posted, and that the public hearing hereon be had in the office of FORLING TOTAL THE PROPERTY OF THE PROPER on the ... 16th ... day of ... &ugust ... ... 19.44, at 10 o'clock A. M.

RECRIVED OF Kenneth W. Scott, the sum of Right (\$8.00) Dollars, being cost of advertisement and posting of property, Northeast side of Windsor Will Road, 2nd District of Baltimore County, pursuant to petition being filed for re-classification.

Zoning Commissioner

Rearings August 16, 1944 at 10:00 o'clock a.m.

PAI	DI
JUL 27 19 COUNTY COMMIS OF BALTIMORE	SIONERS

## ZONING DEPARTMENT-BALTIMORE COUNTY. MD.

Certifica	te of Posting of	Re-Classification No	tice
District Date of Posting Property Location of Sign on Prope Location of property	The art of	Date of Return 3 / et 4	front Street or Road.
Re-Classification Petitionec	The Mr. De	faire govern	lal M. Scott
Remarks:	111	Harhi	te
Inspector making return.			

RECO RUG 5 1944

## ZONING RESTAUSIFICATION

## CERTIFICATE OF PUBLICATION

TOWSON, MD. Charles 71275

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

THE JEFFERSONIAN.

