

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commission of Baltimore County:

1. That the property of land in the Second District of Baltimore County on the South-

All that parcel of land in the Second District of Baltimore County on the South-
west side of Windsor Mill Road, beginning 67 feet Northwest of St. Luke's Lane if
continued Southwest across Windsor Mill Road; thence running Southeastly and bind-
ing on the Southwest side of Windsor Mill Road 151.21 feet; thence South 53 degrees
25 minutes West 215.37 feet; thence South 65 degrees 10 minutes East 152 feet;
thence North 15 degrees 21 minutes East 79.17 feet to the place of beginning.

County, from an INDUSTRIAL Zone to an LOCAL Zone; and
(2) for a Special Exception, under said Zoning Law and Zoning Regu-
lations of Baltimore County, to use the above described property,
for GASOLINE SERVICE STATION.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassifi-
fication and 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.

Dorothea Gredlein
DOROTHEA GREDELEIN

Legal Owner

7001 WINDSOR MILL ROAD
Address

#4086
MAP
213A
BL
3/19/57

DOROTHEA GREDELEIN
Sole & of Windsor Mill Rd, bks 67
W. S. Luke's Lane
7001 Windsor Mill Road
Baltimore, Md. 21206

3/27/57
1:45 AM

ORDERED BY the Zoning Commissioner of Baltimore
County this 11th day of February, 19 57,
that the subject matter of this petition be advertised in
a newspaper of general circulation throughout Baltimore
County and that the property be posted, as required by the
Zoning Regulations and Act of Assembly aforesaid, and that
a public hearing thereon be had in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 27th
day of March, 1957, at 10 o'clock
A.M.

Zoning Commissioner
of Baltimore County

LAW OFFICES
TURNBULL AND BREWSTER
24 WEST PENNSYLVANIA AVENUE
TOWSON 4, MARYLAND
JOHN GRADON TURNBULL
DAVID L. BREWSTER
JAMES H. COOK

May 5, 1957

Mr. Wilsie H. Adams
Zoning Commissioner for Baltimore County
County Office Building
Towson 4, Maryland

Dear Mr. Adams:

On May 23, 1957, I entered an appeal from your decision
in the matter of the petition of Dorothy Gredlein, for
a special exception for a filling station on Windsor
Mill Road and St. Luke's Lane, Baltimore County.

My client now wishes to withdraw this appeal and
I would appreciate it if you would accept this letter
as your authority to dismiss same and close your
file.

With kind regards, I am

Sincerely,

John H. Cook
JH/C

JGT/t

PETITION FOR A SPECIAL
EXCEPTION FOR GASOLINE
SERVICE STATION, S. W. Side
Windsor Mill Road, 67 feet
N. W. S. Luke's Lane
Dorothea Gredlein, Petitioner

BEFORE THE ZONING
COMMISSIONER OF
BALTIMORE COUNTY

APPEAL

Mr. Commissioner:

Please enter an appeal on behalf of the Petitioner
in the above matter, from your decision dated April 3rd, 1957,
and forward all papers to the County Board of Appeals.

John H. Cook
John Graden Turnbull
24 W. Penna. Ave.
Towson 4, Md.
Attorney for Petitioner

APR 5 1957 AM
JGT

RE: PETITION FOR A SPECIAL EXCEPTION
FOR GASOLINE SERVICE STATION -
S. W. Side Windsor Mill Road 67
feet N.W. Luke's Lane (if Cont.)
2nd District - Dorothea Gredlein,
Petitioner

BEFORE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Upon hearing on the within petition for a special
exception to use the property described therein for a Gasoline Service
Station, the testimony before the Zoning Commissioner disclosed that
there are eight gasoline service stations within a mile and a quarter
of the property in question, and also that the location for the pro-
posed gasoline service station is in the heart of a growing residen-
tial neighborhood.

The Office of Planning has completed its studies
for the proposed zoning in the area and will recommend that the
petitioner's property remain in a residential zone.

For the above reasons it is the opinion of the
Zoning Commissioner that the petition should be denied.

It is this 1st day of April, 1957, by the
Zoning Commissioner of Baltimore County, ORDERED that the aforesaid
petition for a special exception for a gasoline service station
be and the same is hereby denied.

John H. Cook
John Graden Turnbull
Zoning Commissioner
of Baltimore County

April 10, 1957

\$30.00

RECEIVED OF Messrs. Turnbull & Brewster, Attorneys
for Dorothea Gredlein, petitioner, the sum of Thirty (\$30.00)
Dollars being cost of appeal to the Board of Appeals from
the decision of the Zoning Commissioner denying a special
exception for a gasoline service station, southeast side of
Windsor Mill Road 67 feet northwest of St. Luke's Lane,
2nd District.

Zoning Commissioner

01-622
03-602

RECEIVED
APR 10 1957
JGT

March 5, 1957

\$30.00

RECEIVED OF Nathman M. Corber, for petitioner,
Dorothea Gredlein, the sum of Thirty-eight (\$38.00) dollars,
being cost of petition for Zoning Reclassification and
Special Exception, advertising and posting property on the
Southwest side of Windsor Mill Road, beginning 67 feet North-
west of St. Luke's Lane, Second District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
Wednesday, March 27, 1957
at 10:00 A. M.
Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
MAR 6 1957
JGT OFFICE

01-622-138-10

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County

whereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an INDUSTRIAL Zone to a LOCAL Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for GASOLINE SERVICE STATION

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and 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.

John R. Adams Donatha Gredlein
DONATHA GREDLEIN

Legal Owner

7001 WINDSOR MILL ROAD
Address

MICROFILMED

Department of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From GEORGE R. LEWIS March 16, 1957
To CHARLES F. FITZPATRICK
Subject Zone Petition #1066
Reclassification and Special Exception
Gasoline Service Station
1/4 Mile Windsor Mill Road 67 1/2 N of St. Lukes Lane
District 2

This office cannot comment on this petition due to inadequate plans.

It is requested that the order be delayed until proper plans are submitted and approved.

George R. Lewis
GEORGE R. LEWIS
Chief - Permit Section

GE:le

CC: Mr. Stirling (Planning)

OFFICE OF PLANNING

Inter-Office Correspondence

MEMORANDUM
From Office of Planning March 22, 1957
To Walter R. Adams, Zoning Commissioner
Subject Petition #1066, R-6 to R-L and Special

- (1) The property in question is in the heart of a growing residential neighborhood.
- (2) There is already a "community area" commercial center approximately 1 mile to the southwest of Windsor Mill Road, at Woodlawn, which has two gasoline stations. There is also a gasoline station at the intersection of Windsor Mill Road and Holling Road.
- (3) Isolated spots of commercial zoning along a feeder road such as Windsor Mill Road tend to widen and merge, forming a "ribbon" of street-side commercial, with attendant traffic confusion, due to the many access lanes and street-side parking.
- (4) The Office of Planning has already completed its studies for proposed zoning in the area, and will recommend that the Petitioner's property remain in the residential zone classification.

STATE OF MARYLAND
STATE ROADS COMMISSION
100 EAST LEXINGTON STREET
BALTIMORE 3, MD.
March 11, 1957

Mr. Charles Fitzpatrick, Chairman
Zoning Advisory Committee
Baltimore County Office Building
Towson 4, Maryland

Re: Petition # 1066
R-6 to R-L with Special
Exception for Service Station

Dear Mr. Fitzpatrick:

The subject property is approximately situated at the end of the proposed improvement for Windsor Mill Road, said improvement to be done in conjunction with the construction of the Baltimore County Beltway.

The original tentative plan for the Beltway includes a partial interchange with Windsor Mill Road at this location. If this interchange is constructed, it is quite possible that the subject location could become involved; however, the necessity of this interchange is presently being studied and it is quite possible that the proposed connection may be eliminated.

This office, therefore, requests a thirty (30) day delay to allow adequate time for the completion of this study.

Yours very truly,
Edward D. Tolly
Edward D. Tolly
Assistant Engineer

EDT:pjw
cc: Mr. O. M. Stirling

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
4086
Date of Posting 3-13-57
District 2nd
Posted for: Use of R-L zone to allow a Special Exception for Gasoline Service Station
Petitioner: Donatha Gredlein
Location of property: S.W. of Windsor Mill Rd. by 67th N.W. of Holling Rd. 1/4 Mile Windsor Mill Road 67 1/2 N of St. Lukes Lane
Location of Sign: Posterior property corner of 2001 Windsor Mill Road
Remarks: George R. Lewis
Posted by: George R. Lewis Date of return: 3-14-57

OFFICE OF
THE BALTIMORE COUNTMAN
THE COMMUNITY NEWS
Baltimore, Md. THE HERALD-ARGUS
Columbia, Md.
No. 1 Newburg Avenue CATONSVILLE, MD.
March 16, 1957
THIS IS TO CERTIFY, that the annexed advertisement of Walter R. Adams, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 16th day of March, 1957, that is to say the same was inserted in the issues of
March 8 and 15, 1957.
THE BALTIMORE COUNTMAN
By Paul J. Morgan
Editor and Manager

SILKES
LANE

WINDSOR

MILL ROAD

Beginning

6765
S35°45'E

113.56 S35°45'E

Stone



N43°21'E 205.75
fence

215.37
S53°25'W

#4086
MAP
243-A

Stone

102.0

N65°40'W

(fence)

Corner Post

Scale: 1" = 20' April 16, 1919
F.V. Coogan & Co.
Surveyors & Civil Engrs
Baltimore, Md.

