

MAP #4 SEC. 1-D B.M. 11/6/64

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1. I, we, Windsor Realty Co., Inc., legal owner... of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from R-40 and R-10 zone to an R-40 zone for the following reasons:
- Error in original zoning in the adoption of the Fourth District map.
 - Changes in the character of the general neighborhood.
 - And for other and further reasons as may be shown at the hearing hereon.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

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

Windsor Realty Co., Inc.
Contract purchaser by James A. Gode Legal Owner
George A. Gode, Jr. President
Address 104 Jefferson Bldg., Towson 4, Md.
Va 3 6200 Petitioner's Attorney
Protestant's Attorney
Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of October, 1964, 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 County, on the 2nd day of November, 1964, at 10:00 o'clock.

SUBJECT: 665-154-R, R-40 and R-10 to B-M. Northwest side of Stockdale Avenue 1780 feet West of Reisterstown Road. Being property of Windsor Realty Company.
4th District
HEARING: Monday, November 23, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 and R-10 to B-M zoning and has the following advisory comments to make with respect to pertinent planning factors:

- From a planning viewpoint, the staff looks upon this request as being fantastic. To the north exists a school site. Along Reisterstown Road exists a series of residential and commercial uses. Access to the property is extremely limited. From a planning viewpoint, the property enjoys at this time no locational advantages whatsoever which could justify the establishment of Business-Major zoning here.
- The petition appears to lean very heavily on the prospect of the Northwest Expressway. At this time that road facility is not programmed at all north of Painters Mill Road and in the foreseeable future the Northwest Expressway will not provide the subject property with any locational advantage justifying commercial zoning at this time.
- Since the adoption of the Map no changes in the manner of land use have occurred so as to justify the establishment of commercial zoning here. In fact, the Map made careful provision for the establishment of yet new commercial facilities to accommodate population growth as it occurred in this area.

Description for a tract of land on the North side of Stockdale Ave., Reisterstown, Md.
Beginning for the same at a point on the Northwest side of Stockdale Avenue, 1780 ft. measured westerly along said avenue from the Reisterstown Road, thence running along the North side of Stockdale Ave. North 45 degrees 56 minutes West 896.6 ft., thence North 88 degrees 42 minutes West 1780.5 ft., thence running North 02 degrees 51 minutes East 681.99 ft., thence North 62 degrees 51 minutes East 4.92 ft., thence North 11 degrees 56 minutes East 108.68 ft., thence South 06 degrees 05 minutes 20 seconds East 1888.2 ft., thence South 82 degrees 15 minutes East 334.61 ft., thence South 83 degrees 37 minutes East 251.0 ft., thence South 03 degrees 12 minutes 30 seconds East 616.81 ft., thence South 89 degrees 04 minutes West 200.1 ft., thence South 15 degrees 57 minutes West 321.0 ft., thence South 76 degrees 45 minutes West 237.6 ft., thence South 19 degrees 27 minutes West 381.41 ft. to the point of beginning. Containing 50.5 acres more or less and being all of the land on the North side of Stockdale Avenue, owned by the Windsor Realty Co., Inc., and shown on the plat plan filed with the Zoning Department.

Robert C. Morris, Reg. Surveyor
Old Court Road, Baltimore 7, Md.

10:00 A
11:23/64
3 a.m.
No. P 11/167



Mr. James B. Dyer
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Transmitted herewith is a copy of the subject property plat with the tentatively proposed Right of Way of the Northwest Expressway.

Please note that this information is considered CONFIDENTIAL and SUBJECT TO REVISION.

Thank you for your cooperation.

Very truly yours,
Charles L. Dyer, Chief
Development Engineering Section
BY: John L. Dyer
Asst. Development Engineer

JLD/ee
Encl.
CC: Mr. William C. Hanson
Mr. George B. Johns, Pres.
Windsor Realty Co., Inc.

James A. Gode, Esq.
104 Jefferson Building
Towson, Md. 21204

Petition for Reclassification from R-40 & R-10 to B-M, for Windsor Realty Co., Inc., located on Stockdale Ave., North of the Western Expressway

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
OFFICE OF PLANNING AND ZONING: Since the developer has not submitted a development plan indicating the use of the property, this office cannot comment at this time. The property does not have frontage on Reisterstown Road and Stockdale Avenue appears to be a ramp, which would not permit access. Therefore, the adequacy of the access to the site is very questionable. In view of these questions, the details of the development plan becomes extremely important.

BUREAU OF ENGINEERING: The width of Reisterstown Street is not adequate to serve a commercial development of this magnitude.

SEE BUREAU: See attached comment.

The following members had no comment to make:
Redevelopment & Rehabilitation Commission
State Roads Commission
Health Department
Industrial Commission
Board of Education
Buildings Department

Yours very truly,
James B. Dyer
Chief of Permit and
Petition Processing

STATE OF MARYLAND
COUNTY OF BALTIMORE
Joppa and Falls Roads
Brooklandville, Maryland
May 5, 1965

Re: Contract 6 698-2-443
Property of:
WINDSOR REALTY CO., INC.
Item Number: 53335

Mr. Edward D. Hardesty
Baltimore County Zoning Commission
Towson, Maryland 21204

Dear Mr. Hardesty:

For your information, we have been authorized to purchase the necessary right of way from the above captioned property. This is in reference to the zoning hearing on this property which was held last February.

Very truly yours,

William C. Hanson
Chief, R/W District 4

By: James A. Gode
President
Right of Way Agent

WCH/RWH/mg
cc: Mr. J. Francis Curran
Chief, Bureau of Field Operations

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: November 13, 1964

FROM: GEORGE E. GAVRELLIS, Director

SUBJECT: 665-154-R, R-40 and R-10 to B-M. Northwest side of Stockdale Avenue 1780 feet West of Reisterstown Road. Being property of Windsor Realty Company.
4th District
HEARING: Monday, November 23, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 and R-10 to B-M zoning and has the following advisory comments to make with respect to pertinent planning factors:

- From a planning viewpoint, the staff looks upon this request as being fantastic. To the north exists a school site. Along Reisterstown Road exists a series of residential and commercial uses. Access to the property is extremely limited. From a planning viewpoint, the property enjoys at this time no locational advantages whatsoever which could justify the establishment of Business-Major zoning here.
- The petition appears to lean very heavily on the prospect of the Northwest Expressway. At this time that road facility is not programmed at all north of Painters Mill Road and in the foreseeable future the Northwest Expressway will not provide the subject property with any locational advantage justifying commercial zoning at this time.
- Since the adoption of the Map no changes in the manner of land use have occurred so as to justify the establishment of commercial zoning here. In fact, the Map made careful provision for the establishment of yet new commercial facilities to accommodate population growth as it occurred in this area.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: November 13, 1964

FROM: GEORGE E. GAVRELLIS, Director

SUBJECT: 665-154-R, R-40 and R-10 to B-M. Northwest side of Stockdale Avenue 1780 feet West of Reisterstown Road. Being property of Windsor Realty Company.
4th District
HEARING: Monday, November 23, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 and R-10 to B-M zoning and has the following advisory comments to make with respect to pertinent planning factors:

- From a planning viewpoint, the staff looks upon this request as being fantastic. To the north exists a school site. Along Reisterstown Road exists a series of residential and commercial uses. Access to the property is extremely limited. From a planning viewpoint, the property enjoys at this time no locational advantages whatsoever which could justify the establishment of Business-Major zoning here.
- The petition appears to lean very heavily on the prospect of the Northwest Expressway. At this time that road facility is not programmed at all north of Painters Mill Road and in the foreseeable future the Northwest Expressway will not provide the subject property with any locational advantage justifying commercial zoning at this time.
- Since the adoption of the Map no changes in the manner of land use have occurred so as to justify the establishment of commercial zoning here. In fact, the Map made careful provision for the establishment of yet new commercial facilities to accommodate population growth as it occurred in this area.

Sept 14, 1964

James A. Gode, Esq.
104 Jefferson Building
Towson, Md. 21204

Petition for Reclassification from R-40 & R-10 to B-M, for Windsor Realty Co., Inc., located on Stockdale Ave., North of the Western Expressway

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
OFFICE OF PLANNING AND ZONING: Since the developer has not submitted a development plan indicating the use of the property, this office cannot comment at this time. The property does not have frontage on Reisterstown Road and Stockdale Avenue appears to be a ramp, which would not permit access. Therefore, the adequacy of the access to the site is very questionable. In view of these questions, the details of the development plan becomes extremely important.

BUREAU OF ENGINEERING: The width of Reisterstown Street is not adequate to serve a commercial development of this magnitude.

SEE BUREAU: See attached comment.

The following members had no comment to make:
Redevelopment & Rehabilitation Commission
State Roads Commission
Health Department
Industrial Commission
Board of Education
Buildings Department

Yours very truly,
James B. Dyer
Chief of Permit and
Petition Processing

INTER-OFFICE CORRESPONDENCE

TO.....Mr. James A. Dyer, Chairman.....Date.....September 10, 1964
Zoning Advisory Committee
FROM.....Lt. Charles F. Harris, Sr.
Fire Bureau
SUBJECT.....Mr. George S. Johns.....4th District
Woodley Ave. & North Western Expressway
Reclass From R10 - R10 - to B. M.

1 - Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the 1964 edition of the Baltimore County Standard Design Manual. Spacing of fire hydrants is 500 feet distance apart as measured along an improved road and within 300 feet from any dwelling.

Lt. Charles F. Morris, Sr.

CFM/mj1

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 27599

DATE 11/23/64

TO: Michael Paul Smith, Esq.
104 Jefferson Building
Towson, Md. 21204

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

TOTAL AMOUNT
\$60.70

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		
	Advertising and posting of property for Windsor Realty Co.		\$0.70
	665-154-R	PAID - Baltimore County, Md. - Chief of Finance	
	11-2364 0.953 • 27597 TIP-		\$0.70
	11-2364 0.953 • 27597 TIP-		\$0.70

**IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
ATTENTION: UNDER SECTION OF THIS BILL WITH YOUR REMITTANCE.**

TELEPHONE
822-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 25345

DATE 9/22/64

TO: Michael Paul Smith, Esq.
104 Jefferson Building
Tucson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622

TOTAL AMOUNT
\$52.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REPLY
----------	---

Petition for Declassification for Windsor Realty Co.
 PAID — Baltimore County, Md. — Office of Finance
 Y-2264 0269 • 25345 TIP — \$0.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4TH Date of Posting: Nov. 7. 1964
 Posted for: RECLASSIFICATION R-40 & R-10 to B.M.
 Petitioner: Windsor Realty Co.
 Location of property: N.W. 1/4, Stilldale Ave. 1700' W. of Rustentown Rd.
 Location of Sign: ① West St. & Rustentown Rd. (Foot note) ② Wash. dist. over Rustentown St. (N. 1/4 Stilldale Ave. 1300
 Remarks: Foot note 300' W. of sign, woody Ave
 Posted by: J. A. Brown Date of return: Nov. 12. 1964
 Signatures: 3 signs

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 6, 1964

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~under the name of~~ for 1 time ~~approximately~~ one week before the 22nd day of November, 1964, the first publication appearing on the 6th day of November 1964.

THE JEFFERSONIAN.
S. Frank Strickland
Manager.

Cost of Advertisement, \$_____

[illegible]

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD., November 6, 19 64

THIS IS TO CERTIFY, that the annexed advertisement of
Windsor Realty Company
has been inserted in THE COMMUNITY PRESS, a weekly newspaper
published in Baltimore County, Maryland, once a week
for 1 successive week before the
1st day of November 19 64; that to the
same was inserted in the issues of 11-4-64

Stromberg Publications, Inc.
Publisher

By Mrs. Palmer Price
Mrs. Palmer Price

**PETITION FOR
RECLASSIFICATION**
4th DISTRICT
ZONING: From R-40 and R-10
to B.M. Zone
Location: Northwest side
of Stockdale Avenue 1780 feet
West of Reisterstown Road
DATE: NOVEMBER 22, 1964 at 10:00 A.M.
TIME: 11:00 A.M.

**PUBLIC HEARING: Room 108,
County Office Building,
114 W. Chesapeake Avenue,
Towson, Maryland**

The Zoning Commissioner of
Baltimore County, in conformity
of the Zoning Act and Regulations
66 Baltimore County will
hold a public hearing on the
Present Zoning: R-40 and R-10
Proposed: B.M. Zone

All that parcel of land in the
Fourth District of Baltimore
County, Maryland, owned by
the Reilly Company, as shown on
the plat filed with the Zoning
Department.

Hearing Date: Monday, Novem-
ber 23, 1964 at 10:00 A.M.
Public Hearing: Room 108
County Office Building, 114 W.
Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

RECEIVED

AUG 19 1964

RENNEL, KLEPPER & KAHL
PER

BALTO. CO. SCHOOL BOARD

TENTATIVE

SUBJECT TO REVISION

DATE: 8/26/64

DEVELOPMENT ENGINEERING DIVISION

MD. STATE ROADS COMMISSION

NOT FOR PUBLIC INFORMATION

Chapter 59 of the Code of 1956, Annotated Code of Maryland, provides that this plat may be used for official purposes only.

METHODIST CEMETERY



3-L

40 FT WIDE

REISTER ST.

PHILLIPS

LEE

HOBBS

WEST ST

APPROX. LIMITS OF REVERTIBLE EASEMENT FOR SUPPORTING SLOPES

APPROX. LIMITS OF PERPETUAL EASEMENT FOR OUTLET DITCH

APPROX. LIMITS OF REVERTIBLE EASEMENT FOR SUPPORTING SLOPES

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

APPROX. LIMITS OF PERPETUAL EASEMENT FOR INLET DITCH

SCALE: 1" = 200' NOV. 1957
R.C. NORRIS, REG. SURVEYOR #159
OLD COURT RD., BALTO., MD.
RECEIVED JUNE 1964

This is an Expressway, and no access either vehicular, pedestrian and/or animal will be permitted across the lines designated "Right of Way Line of Through Highway" except by means of such public road connections as the Commission may construct or permit to be constructed.

PRESENT ZONING - R-40 & R-10
PROPOSED ZONING - B-M
AREA 50.50 ACRES

PROPERTY OF
WINDSOR REALTY CO., INC.
REISTERSTOWN, 4TH DIST., BALTO. CO., MD.
ADD. JEFFERSON BLDG.
TOWSON, 4, MD.

