

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward W. Krebs & Helen Krebs, legal owners, of the property situate 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 & R-20 zone to an NW-B-1 zone; for the following reasons:

1. Error in original zoning map
2. Change in character of neighborhood

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.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, 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.

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

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Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of... the original zoning map

the above Reclassification should be had; and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 1965, that the herein described property or area should be and the same is hereby reclassified; from an R-10 and R-20 zone to a NW-B-1 zone.

granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 1965, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a... zone; and/or the Special Exception for... be and the same is hereby DENIED.

MICROFILMED

JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
3453 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218
PROPERTY DESCRIPTION - KIMBLEY AND KREBS PROPERTIES
McDONOUGH ROAD NEAR WINANDS ROAD - 2ND ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND
PRESENT ZONING R-10
PROPOSED ZONING R-6

BEGINNING FOR THE SAME at a point in the centerline of McDonough Road (also known as Old Church Road), said point being situate 225 feet plus or minus measured in a southerly direction along said centerline of McDonough Road from its intersection with the centerline of Winands Road; thence leaving said point of beginning and running with and binding along said centerline of McDonough Road the following three courses and distances: (1) South 09 degrees 38 minutes West 39 feet plus or minus; (2) South 04 degrees 53 minutes West 1320.0 feet; and (3) South 13 degrees 53 minutes West 594.0 feet to the beginning of a tract of land which by Deed dated May 13, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4307 page 079 was conveyed by Clayton W. Bordley, Inc. to William H. Krebs, et al; thence leaving said centerline of McDonough Road and running with and binding along a portion of the first line of said Deed North 39 degrees 07 minutes West 225.0 feet to a point; thence leaving said first line and running for a new line of division through the lands which by Deed dated October 7, 1933 and recorded among the Land Records of Baltimore County in Liber C.N.B. Jr. No. 1043 page 287 was conveyed by Minnie F. Burnham and husband to Roy S. Kimbley and wife southwesterly 160 feet plus or minus to intersect the northeasternmost outline of "Woodgate", recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 30 folio 47; thence binding reversely along a portion of the South 46 degrees 55 minutes 05 seconds East 668.96-foot line of "Woodgate" and along the westernmost outline of the secondly hereinmentioned Deed from Minnie F. Burnham to Roy S. Kimbley northwesterly 560 feet plus or minus thence leaving the outlines of "Woodgate" and binding along the northeasternmost outline of said last

BRANCH OFFICE: 25 WEST COURTLAND STREET • BAL AIR • MARYLAND • TELEPHONE 8-3368

KIMBLEY AND KREBS PROPERTIES
McDONOUGH ROAD NEAR WINANDS ROAD
PRESENT ZONING R-10
PROPOSED ZONING R-6

hereinmentioned Deed Northwesterly 123.75 feet plus or minus to intersect the beforementioned first line of the firstly hereinmentioned Deed; thence binding along the remaining portion of said line North 39 degrees 07 minutes West 184.47 feet to the end of said first line; thence binding along the second line of said last hereinmentioned Deed, North 12 degrees 45 minutes East 1615.27 feet to intersect the centerline of the beforementioned Winands Road; thence running with and binding along said centerline of Winands Road and still along the outlines of said hereinmentioned tract of land the following two courses and distances: (1) South 73 degrees 37 minutes East 448.80 feet; and (2) South 65 degrees 07 minutes East 7.18 feet; thence leaving said centerline of Winands Road and binding along the fifth and portion of the sixth lines of said hereinmentioned tract the following two courses and distances: (1) South 13 degrees 45 minutes West 144.31 feet; and (2) South 76 degrees 15 minutes East 15 feet plus or minus to a point, thence leaving the outlines of said tract and running South 24 degrees 53 minutes West 85 feet plus or minus to a point; thence by line parallel to and at the distance of 235 feet measured southwesterly at right angles from the centerline of Winands Road South 65 degrees 07 minutes East 160 feet plus or minus to the point of beginning.

BEING and comprising portions of lands described in the two hereinmentioned Deeds:

- (1) Clayton W. Bordley, Inc. to William H. Krebs, et al; and
- (2) Minnie F. Burnham and husband to Roy S. Kimbley and wife.

JEC:APR/65
4.27.65
11464-B

NOTE: This description is for zoning purposes only and is not to be used for conveyance of land.

2 of 2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Goverslik, Director
SUBJECT: Petition 65-375-R. "R-10 and R-20 to R-6 Zone. West side of McDonough Road 225 feet South of Winands Road. Being the property of Edward W. Krebs, et al."

2nd District
HEARING: Monday, June 21, 1965 (2:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- (1) In developing the Master Plan for the Western Planning Area, careful attention was given to providing adequate acreage for small-lot residential development. In the particular case of the subject property, it is a logical and reasonable part of a gradual transition of land use from relatively intense commercial and R-6 development along Liberty Road to the R-40 zoning northeast of Liberty Road.
- (2) In sum, we feel that the zoning was correct as established by the Comprehensive Rezoning Map for the Western Planning Area and that no changes have taken place which would justify the reclassification requested.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

May 11, 1965

Mr. Edward W. Krebs
McDonough Road
Randallstown, Maryland

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

BUREAU OF TRAFFIC ENGINEERING: The Bureau of Traffic Engineering will review and comment at a later date.

BUREAU OF ENGINEERING:
Utilities: Water - A 20" water main exists in McDonough Lane. A 16" water main exists in Winands Road east of McDonough Lane. The South Level Branch Interceptor (18") exists south and west of this site.
Adequacy of existing water and sewer to be determined by developer and his engineer.
Roads: Brookbrook Road to be developed as a minimum 140' curb and gutter road on a 70' right of way.
Winands Road to be developed as a minimum 140' curb and gutter road on a 70' right of way.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may arise in connection with this case. The Director and the Deputy Director of the Office of Planning and Zoning will submit recommendations to the appropriateness of the requested zoning ten days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Office of Planning and Zoning
Board of Education
State Roads Commission
Fire Bureau
Health Department
Buildings Department
Industrial Development Commission

Very truly yours,

James E. Dyer
June 11, 1965
Petition and Permit processing

cc: Mr. N. Moore, Bureau of Traffic Engineering
Mr. C. Brennan, Bureau of Engineering

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson, Maryland, 21204

Date: May 21, 1965

TO: Mr. James B. Dyer
FROM: Eugene J. Clifford

SUBJECT: Item 5 - ZAC - May 11, 1965 - McDonough and Winands Roads

Review of the subject plan dated April 28, 1965 results in the following comments:

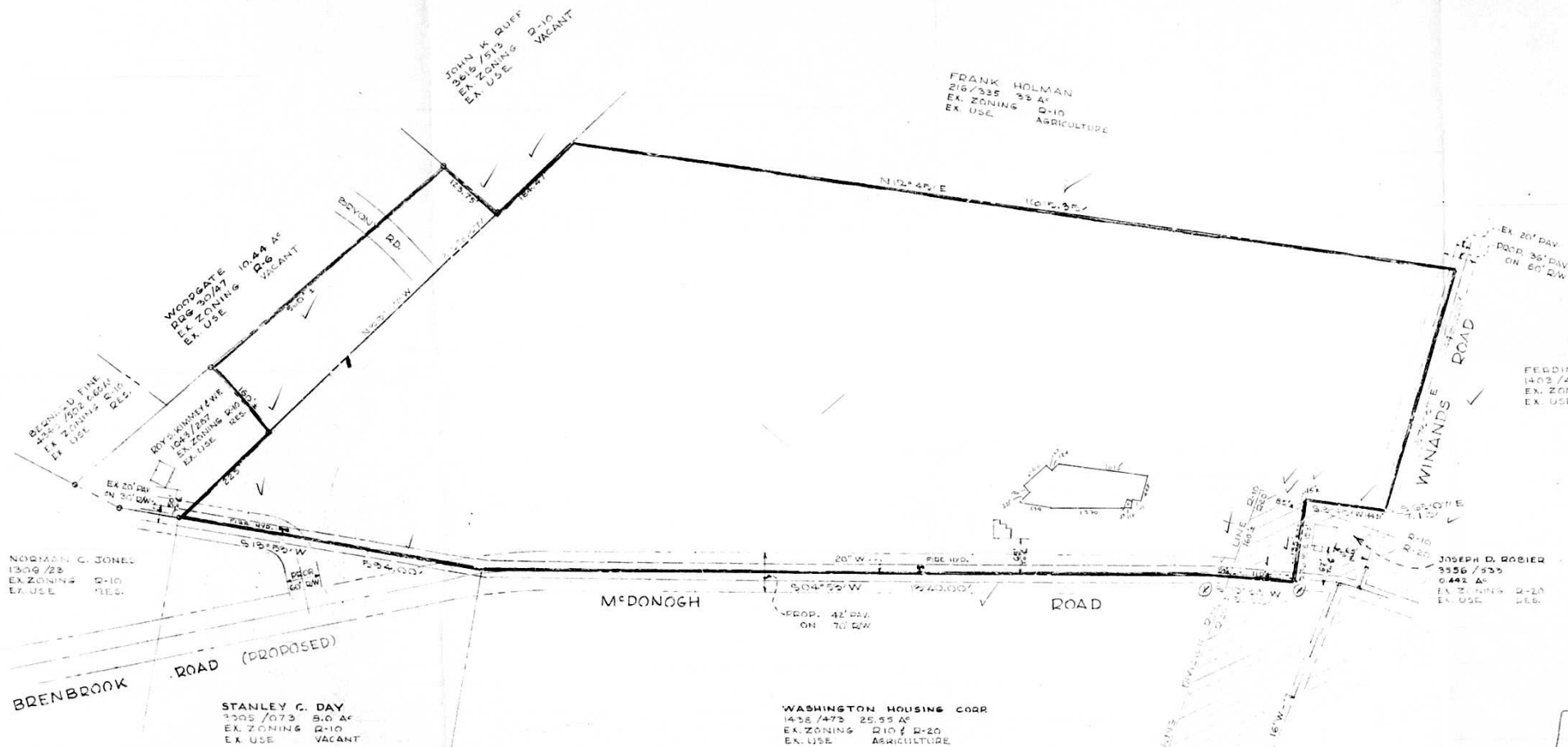
The intersection of Winands and McDonough Roads has poor sight distance; therefore an increase in traffic at this point is considered undesirable.

With the present zoning this tract can be expected to generate 720 trips per day where if the proposed zoning is granted the site can expect 1000 trips per day.

The major arterial streets serving this site are Reisterstown and Liberty Roads, which presently handle traffic above their practical capacities.

BJC:CRM:mtr

Eugene J. Clifford
County Traffic Engineer



GENERAL NOTES:-

1. SCALE 1" = 100'
 2. SECOND ELECTION DISTRICT
 3. AREA
 4. REFERENCE DRAWINGS
- WATER - 20' IN McDONOGH ROAD
62-538 A-4
62-533 A-4
- SANITARY - 8' IN LUND ROAD
62-448 A-10
62-450 A-10
62-450 A-10
- STEER DRAIN - 21' IN McDONOGH ROAD
62-450 A-3

MAP
#1-C
WESTERN
AREA
NW-8-1
"RG"



JAMES COCKETT ASSOCIATES
CONSULTING ENGINEERS AND ARCHITECTS
4400 WYOMING AVENUE
20010 WYOMING, MARYLAND 21234
HOMES 7-72341 WYOMING

PLAT TO ACCOMPANY ZONING PETITION
McDONOGH ROAD & WINANDS ROAD
BALTIMORE COUNTY, MARYLAND
PREPARED FOR:
WILLIAM H. KREBS ET AL
ROY S. KIMNEY & W.F.
DATE: 4-28-1992

