

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or Helen G. McCabe, owner 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-6 zone to an RA zone, for the following reasons:

Change in neighborhood
RA
8/1/65

See attached descriptions

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, 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.

Helen G. McCabe
Curtis G. McCabe
Legal Owner
Address: Greening Ave., Owings Mills, Md.

Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of July, 1965, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of August, 1965, at 10:00 o'clock A. M.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and the petitioners having proven error in the zoning of the subject property:

the above Re-classification should be had, and the Special Exception should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of August, 1965, that the herein described property or area should be and the same is hereby reclassified, from an R-6 zone to an RA zone, and the Special Exception is hereby granted, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

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 13th day of August, 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 R-6 zone, and/or the Special Exception for RA be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Description of Part of Property of
Curtis G. McCabe and wife to be
Rezoned from R-6 to R.A.

July 6, 1965

Beginning for the same at a point being located at the end of the two following courses and distances from the intersection formed by the northeast side of Windsor Mill Road and the west side of Timanus Lane first along the northeast side of said Windsor Mill Road North 58° 16' 43" West 757.67 feet and second North 31° 43' 17" East 175.00 feet said point of beginning being also on the ninth or Northwesterly 284 feet more or less line of that parcel of land described in a deed from Maynard P. Marvel et ux to Curtis G. McCabe et ux dated March 31, 1958, and recorded among the Land Records of Baltimore County in Liber G.L.B. 3329, folio 040 at the distance of 244 feet from the beginning of said ninth line, said point being also at the end of the second or South 59° 20' East 40.0 foot line of that parcel of land described in a deed dated November 20, 1952, from Maynard P. Marvel et ux to the County Commissioners of Baltimore County and recorded among the Land Records of Baltimore County in Liber G.L.B. 2213, folio 23 and running thence binding on the third line in said last mentioned deed as indicated by survey on Baltimore County Right of Way Plat #60-256 North 33° 37' 30" East 479.3 feet to the end of the third or South 45° 51' East 386.05 foot line in the above first mentioned deed thence binding on part of the fourth line in said first mentioned deed South 1° 33' 09" East 381.18 feet to the end of the second line in zoning area 2-RA-32, thence binding reversely on part of the second line in said zoning area South 31° 43' 17" West 160.25 feet to intersect the ninth or Northwesterly 284 feet more or less line in said first mentioned deed, thence binding on part of said ninth line North 58° 16' 43" West 227.84 feet to the place of beginning. Containing 1.637 acres of land more or less.

Mr. Curtis G. McCabe, Sr.
Greening Ave.
Owings Mills, Md. 21117
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
13th day of July, 1965

Owner's Name: Curtis G. McCabe, Sr.

Reviewed by: John G. Rose
Zoning Commissioner

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND
CITY OF BALTIMORE

On July 26, 1965

personally appeared before me, the undersigned, a Notary Public within and for said city and State, R. Schnackenberg, Chief Accountant of the News American, a newspaper published in the City of Baltimore, State of Maryland, who being duly sworn, states on oath that the advertisement of

Baltimore County, Office of Central Services

a true copy of which is hereto attached, was published in said newspaper in its issue dated July 26, 1965

Subscribed and sworn to before me on July 26, 1965
Notary Public

NO A-4

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 13, 1965

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 13th day of August, 1965, the first publication appearing on the 13th day of August, 1965.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 32042
DATE 8/12/65

Curtis G. McCabe
To: Greening Ave.,
Owings Mills, Md.
Billed By: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO.	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01-622	Advertising and posting of property \$66.46	\$66.46
		\$8.93
		\$8.93

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.

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

Mr. Curtis G. McCabe, Sr.
Greening Avenue
Owings Mills, Maryland 21117
SUBJECT: Re-classification From R-6 to RA
For Curtis G. McCabe et al
Located on the NW of Windsor
Mill Road 757' W of Timanus Lane
2nd District
(Item 5 July 13, 1965)

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

BUREAU OF TRAFFIC ENGINEERING AND OFFICE OF PLANNING AND ZONING: The surrounding streetship and access to the property should be indicated.

HEALTH DEPARTMENT: The method of providing utilities to this site should be indicated.

BUREAU OF ENGINEERING: Water - Existing 15" water in Windsor Mill Road - Adequacy of existing water to be determined by the developer or his engineer. Sewer - Existing 8" sewer at Windsor Mill Road and Jeffery Road. However, it is doubtful whether this property could be served by this sewer due to problems of both alignment and grade. Road - Windsor Mill Road is to be developed as a minimum 10' curb and gutter road on a 10' right of way.

THE BUREAU OF PLANNING: Will comment at a later date.

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 have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

State Roads Commission
Industrial Development Commission
Board of Education
Buildings Department

Very truly yours,

John G. Rose
Zoning Commissioner of Baltimore County

cc: Richard Moore-Bureau of Traffic Engineering
Albert Gandy-Office of Planning and Zoning
William Greenwald-Health Department
Carolee Rimes-Team of Engineering
L.A. Harris-Fire Bureau-Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

James A. Dyer, Chairman
TO Zoning Advisory Committee
Lt. Charles F. Morris, Sr.
FROM Fire Bureau

Date July 21, 1965

SUBJECT Property Owner - Curtis G. McCabe, Sr.
1751 N/E of Windsor Mill Road, W. of Timanus Lane
Dist. 2 Present Zoning R-6 Proposed Zoning R.A.
Acres 1.637

Fire hydrants shall be located a distance of 500' apart as measured along an improved road and supplied by adequate water mains. These requirements shall be met if and when the proposed development becomes a reality.

Contact Lt. Charles F. Morris, Sr. at Valley 5-7310 for further assistance.

PA:CFM:jls

✓
#66-46R

MAP
2-B
WESTERN
AREA
NW-4 G
8/3/65

TELEPHONE
823-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 31988

DATE 7/21/65

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO:
Curtis G. McCabe, Sr.
Greenwing Ave.
Owings Mills, Md.

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
		\$50.00
	Petition for Reclassification #66-46-R	50.00
4		50.00

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.

