PETITION FOR	ZONING	RE-CLASSIFICATION
AND/OR	SPECIAL	EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COLUMN

or wileles & Clutes & Micheles owner of the property situate in Baltimore maj County and which is described in the description and plat attached hereto and made a part bereof, 2-2 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 R.A. zone; for the following reasons:

Change in neighborhood NW-4-0 PA 8/3/65 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 roning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltim

> Helen & Mclabe (hate S)110 Cale Somer Legal O. ner Address Jucany ungle Owing Mills Mod Contract purchaser

Petitioner's Attorney

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughrequired by the Zoning Law of Baimaner County, in two newspapers of general circulation introugu-out 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 on 1 78th day of August 1965, at 10,200 clock

1/ Your Zoning Commissioner of Baltimore County. BEFICE CE IL 113 H F 1118/12

aly 22, 1965

BALTIMORS COUNTY OFFICE SUTLAINING AND ACHING TOMBON, MARTLAND 21204

Mr. Curtis C. McCabe, Sr. Greenspring Avenue Owings Mills Maryland 21117

Reclassification From R-6 to FA For Curtin D. Wolabe otal Located on the Rule of Windsow Mill Road 750 W of Finance Land Cities 5 July 13, 1965)

The foring advisory comittee has revised the subject petition and sakes

EURRAU OF TRAFFIC HEGINSPURN and OFFICE OF PLANCING AND ZONING: The surrounding

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

DERAU OF CHIREPHYSIS

State - Edicking MF water in Mindoor Will Food - Adequacy of existing water to be

state - Edicking MF water in Mindoor Will Food - Adequacy of existing water to be

converted by the developer or his engineer.

Several to Mindoor Will Food and Jeffrey Food. However, it is doubtful

shother Wills property could be severed by this sever due to problems of both elignment
and (rade,

out of Mindoor Will Food is to be developed as a minimum ho! curb and gutter read on a

CO 'Light of way.

FIRE SERVAU-PLANS SEVING will common at a later date.

The above coments are not intended to indicate the appropriateness of the rection requested, but to sanure that all parties are node means of plans are relating to the cases. The Firster and/or the Depthy Disease in the Commission of the commission of the other and/or the postay Disease of the organization of the appropriateness of the requested inning 100 days before the Southag Commission of the requested inning 100 days before the Southag Commission of the southage 100 days before the Southag Commission of the southage 100 days before the Southage Commission of the southage 100 days before the Southage Commission of the southage 100 days before the Southage Commission of the southage 100 days before the Southage Commission of the southage 100 days before th

The following members had no comment to offers

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and it appearing that by reason of location and the petitioners having proven error in the reales of the subject property. the above Reclassification should be had: IT IS ORDERED by the Zoning Commissioner of Baltimore County this. 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 a n R-A sons and once Special Percentian for any and any and any grands from and after the date of this order, subject to approved of the site plan by he Bureau of Public Services and the Office of Planning and config.

Zoning Commissioner of Natimore County Discussed to the advertisement, posting of property and public hearing on the above cetitio the transfer discretize should NOT BE HAD and or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County this 196 that the above re-classification be and the same is barobe DENIED and that the above described property or area be and the same is hereby continued as and zone and or the Special Exception for he are the same is becale DENIED

Zoning Coramissioner of Baltimore Count

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND \

On July 26, 1965 personally appeared before me, the undersigned, a Notary Public within and for said city and State, A. Schnackenberg..... Chief Accountant of the .. News American 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

Co Shully Subspilled and sworn to before the on ... July 26 1965

Gresa Helsmaist

W-4 G

Beginning for the same at a point being located at the end of R^A the two following courses and distances from the intersection formed by 45/0 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 58º 16: 43 West 757.67 feet and second North 31º 43º 17º Fast 175.00 feet said point of beginning being also on the minth 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 of beginning of said ninth line, said point/being also at the end of the second or South 59° 20° East 40.0 feet 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 minth or Northwesterly 284 feet more or less line in said first mentioned deed, thence binding on part of said minth 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. Greenspring Ave. Owines 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 filling this

13th day of July

JOHN G. ROSE

Owners Name: Curtis G. HcCabe, Sr. Reviewed by Janua S My

N FOR RECLASSIFICA ZND DISTRICT
ZONING: Prem R-6 to R.A. Z
LOCATION: Beginning 115 : PerMartheest of Windoar Mill Road
DATE & TIME: Wederselly, August
15 : 19C at 10:30 August
20 : USC at 10:30 August
County Office Building 111 W
County Office Building 111 W
Chestpeak Avvin, Towne, M The Zoning Commissioner of Bai timere County, by authority of the Zoning Act and Regulations of Bai timere County, will hold a multitimere County, will hold a public hearing:
Present Zening: Res
Proposed Zening: RA
All that parcel of land in the Second District of Baltimore County
Estinating for the same at a point being located at the end of the two following courses and this learners from the intersection formed

CERTIFICATE OF PUBLICATION

TOWSON, MD.... THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ones in each of. successive weeks before the __1811.

> THE JEFFERSONIAN D. Jenne Manager

Coat of Advertisement, \$_____

RALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO John G. Rose, Zoning Commissioner Date July 29, 1965

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition No. 66-46-R. "R-6 to R-A. Zone Beginning 175 feet Northeast of Windson Mill Road 757 feet West of Timonus Lane. Being the property of Curtis G. McCobe and Helen G. McCobe*

2nd District

HEADING. Wednesday, August 18, 1965 (10:00 A.M.)

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

- 1. It is subject property is adjacent to an R-6 zone, but the actual use on the R-6 parcel is that of a police station. The subject let is also adjacent to B.L. and R.A. zoning as well as to an additional looked R-6 prizel. From the land-use strappiont, some additional isolated R-6 price1. From the land-use standpoint, some additional R-A. zoning would be rational here. Since both the present R.A. parcel and the subject property total a relatively small area, it would appear that Window Mill Boad could handle the additional traffic on a temporary basis; Window Mill is scheduled for widening beginning in 1967-68.
- Despite this proposal's rationality from the land-use viewpoint, there is no indication on the petitioner's plot of any reasonable access to the subject property. We cannot recommend approval of the reclassification unless satisfactory access is pro-rided.

66-66-46 R

No.32042

DATE 8/12/65

CERTIFICATE OF BOSTING G DEPARTMENT OF BALTIMORE COUNTY

District 2 NO	Date of Posting July 31 1965
	lim lim All to R. H. J
Petitioner Control G.	
Location of property: 17.5. A.E.	of a water mill Ket 157'to of Twans +
Location of Signs: NE / 3. tf. War	door Mel Rd 22 2' is of Language Land toparty (122 " of Language Lane) 345 N of winds
Remarks Forturte Rende 3	38 2 1 1 the 490
Posted by	Dute of return_ (849, 5,1965

BALTIMORE COUNTY, MERYLAND OFFICE OF FINANCE Division of Collection and Receipt COURT FOUSE TOWSON, MARY LAND 21204

BY: Zoning Dept. of Balto. Co.

58.93 PRO - no no no no 8-1369 396 6 32042 TIP-F093

IMPURTANT: 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.

INTER-OFFICE CORRESPONDENCE

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

Date___July_21,_1965____

FROM Fire Bureau

SUBJECT Property Owner - Curtis G. McGabe, Sr. 175' N/E of Windsor Mill Road, M. 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.

PhR: CFM: jls

2-B WESTERH ARCA

TELEPHONE 823-3000

BALTIMORE COUNTY, MAPYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE

No.31988

DATE 7/21/65

TOWSON, MARYLAND 21204

WANTITY	ACCOUNT NO. 01-522 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	SSO .00
	Patition for Reclassification #66-AG-R	33.00
	NO-more management	en.
	7-2265 +230 • 31988 Trp-	50.00
	4	

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.



