

66-92-R
 MAP 2-B
 WESTERN
 AREA
 NW-4-G
 RA

PETITION FOR RECLASSIFICATION
 34/5 Windsor Mill Road 2824 SE
 of Richmond Avenue - 2nd District
 Thomas B. Whiting, Jr., et al.

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF
 BALTIMORE COUNTY
 10/16/65

The Petitioner's property consists of 11.6 acres, 2 small triangular sections of the overall tract is already zoned R-1 to permit construction of 176 apartment units.

The property is bounded on the N by Windsor Mill Road, on the E by a easement, on the S by a easement, and on the W by a easement. The site of an airport and tavern. S of the subject tract is the site of an industrial park. Various zoning reclassifications have been granted in the immediate neighborhood.

There was testimony to the effect that sewer and water are available and adequate. No adjacent traffic congestion will develop from the proposed apartment project.

After reviewing evidence and exhibits as presented, the Deputy Zoning Commissioner finds that there has been sufficient change in the character of the immediate neighborhood to justify changing the subject tract, to R-1, which would appear to be the most logical and appropriate use.

For the foregoing reasons, it is ordered by the Deputy Zoning Commissioner of Baltimore County that the subject tract be and the same is hereby reclassified from the same to R-1, subject to the approval of the site plan by the Office of Planning and Zoning and the Bureau of Public Services.

Edward J. Hall
 DEPUTY ZONING COMMISSIONER

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 2-2 Date of Posting Sept 25 1965

Posted for Richard Whiting, Jr., et al.

Petitioner: Thomas B. Whiting, Jr., et al.

Location of property 34/5 Windsor Mill Road 2824 SE of Richmond Avenue

Location of Sign 34/5 Windsor Mill Road 2824 SE of Richmond Avenue

Remarks: in front of 7303 Windsor Mill Rd

Posted by J. P. Dyer Date of return Sept 29 1965

4 signs

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
 Zoning Advisory Committee

FROM: Charles E. Dyer, Jr., Chairman
 Plans Review Section

SUBJECT: Thomas B. Whiting, Jr.,
 34/5 Windsor Mill Road 2824 SE of Richmond Avenue
 2nd District

Date: September 30, 1965

The submitted site plan does not indicate provisions for an site fire hydrants. These hydrants shall be located 500' apart as measured along an improved road and within 300' of any living unit. These hydrants shall be supplied by water mains at least 6" in diameter. Be advised, water mains exceeding 600 feet in length shall be 8" in diameter unless located in accordance with good engineering practices. The large number of apartment units proposed to be served by one road is not desirable because of the possibility this road of excessive length may be blocked. Emergency vehicles of all types need proper access for the entire development.

PETITION FOR ZONING RE-CLASSIFICATION
 AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Cora M. Whiting, Thomas B. Whiting, Jr., Carrie M. Talbert,
 I, or we, Walter Macken, Mercedes J. Macken, legal owners, 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 an R-6 to a R-1, 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 reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and accept the regulations and restrictions of Baltimore County adopted.

Address: 34/5 Windsor Mill Road 2824 SE of Richmond Avenue
 Cora M. Whiting
 Thomas B. Whiting, Jr.
 Carrie M. Talbert
 Walter H. Macken
 Mercedes J. Macken

Address: 607 Loyola Federal Building
 Towson, Maryland 21204
 ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of September, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of October, 1965, at 2:00 o'clock P.M.

Walter H. Macken
 Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Boyle, Zoning Commissioner Date: October 1, 1965

FROM: George E. Gavrilis, Director

SUBJECT: 66-92-R, R-6 to R-1, Zoning. Southwest side of Windsor Mill Road, 282 feet Southeast of Richmond Avenue. Being the property of Thomas B. Whiting, Jr.

2nd District

HEARING: Monday, October 11, 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:

- Windsor Mill Road in the vicinity of the subject property is presently, from a planning viewpoint, entirely inadequate to serve apartment development. Not only is the road narrow, it has a poor surface and lacks curbs, gutters and sidewalks. Under the current capital improvement program, the road is not scheduled for improvement until fiscal 1970-71.
- Windsor Boulevard, which would pass to the rear of the subject property, is not yet programmed for construction at all.
- There is apartment zoning adjacent to the subject property -- but the land has not been developed.
- As indicated by the Bureau of Engineering, only a portion of the subject property is presently assessable.
- In view of the above considerations, we consider the subject petition to be premature.

ONE:DA/vh

MCA
 MATZ, CHILDS & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1020 Cromwell Bridge Road, Baltimore, Md. 21204, Tel. 201-823-0900

DESCRIPTION

11.6+ ACRE PARCEL - SOUTHWEST SIDE OF WINDSOR MILL ROAD - SECOND ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND - Present Zoning R6 - Proposed Zoning RA

Beginning for the same at a point in the center line of Windsor Mill Road at the distance of 282 feet, more or less, as measured southeasterly along said center line from its intersection with the center line of Richmond Road, said point of beginning being located at the beginning of that parcel of land firstly described in a deed from George O. Blome, et al to Walter H. Macken, et al, dated July 3, 1958 and recorded among the Land Records of Baltimore County in Liber G. L. B. 3390, page 302, running thence and binding on said center line of Windsor Mill Road, the two following courses and distances: (1) S 54°30'00" E 216.40 feet, more or less, and (2) S 50°30'40" E 255 feet, more or less to the land conveyed to Walter H. Macken by deed dated November, 1927 and recorded among said Land Records in Liber W. H. M. 654, page 138, thence binding on said land, the two following courses and distances, (3) S 32°06'20" W 542 feet, more or less, and (4) S 48°59'00" E 75 feet, more or less to a point on the fourth line of the land described in a deed from Amanda Macken to Annie F. Macken, et al, dated August 30, 1939 and recorded among said Land Records in Liber C. W. B. J. 1076, Page 45, thence binding reversely on a part of said fourth line, 11.6 acres, more or less.

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Investigations ■ Reports

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND
 CITY OF BALTIMORE

On Sept. 20, 1965

personally appeared before me, the undersigned, a Notary Public within and for said City and State, R. Schnackenberg, "Chie" 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 General Ser

a true copy of which is hereto attached, was published in said newspaper in its issue dated Sept. 20, 1965

Subscribed and sworn to before me on Sept. 20, 1965

JOHN G. BOYLE
 Zoning Commissioner of Baltimore County

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 MATZ, CHILDS & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1020 Cromwell Bridge Road, Baltimore, Md. 21204, Tel. 201-823-0900

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CERTIFICATE OF PUBLICATION

TOWSON, MD. September 23, 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 week, successive weeks before the 11th day of October, 1965, the 1965 publication appearing on the 23rd day of September, 1965.

THE JEFFERSONIAN
 Manager.

Cost of Advertisement \$...

TELEPHONE 823-3000	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204	No. 33416 DATE 9/16/55
TO: W. Lee Harrison, Esq. Loyola Building Towson, Md. 21204	BILL TO: Doing Dept. of Baltimore Co.	
DEPOSIT TO ACCOUNT NO.	01-423	TOTAL AMOUNT \$20.00
QUANTITY	SETS OF UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Petition for Declassification for Thomas Whiting, Jr., et al 66-32-8 9-1745 1000 * 33 616 NP--	50.00 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.		

U. Lee Harrison, Esq.
607 Loyola Federal Building
Towson, Md. 21204

November 15, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
_____ day of _____, 1965.

John G. Rose

JOHN G. ROSE
Zoning Commissioner

Petitioner Thomas G. Whiting, Jr.

Petitioner's Attorney U. Lee Harrison Reviewed by *James S. [Signature]*
Chairman of
Advisory Committee

September 10, 1965
66-92 R

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

W. Lee Harrison, Require
607 Loyola Federal Building
22 N. Pennsylvania Avenue
Towson, Maryland 21204

SUBJECT: Reclassification From R-6 to RA
For Thomas B. Whiting, Jr.
Located on the SW/3 Windsor Hill
Road 28 1/2' SW of Richmond Avenue
2nd District
(From 4, September 6, 1965)

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - existing 12" water in Windsor Mill Road. Adequacy of existing utilities to be determined by the developer or his engineer.
Sewer - In letter of August 3, 1965 from Mr. Albert H. Kaltenbach to Mr. Lester Wooten it was indicated that the only portion of this tract which should be sewered into the existing Geroldside Avenue sewer is that which fronts directly on Windsor Hill Road. Road - Windsor Hill Road is to be improved with a 4' curb and gutter cross-section on a 60' right of way.

HEALTH DEPARTMENT: In view of the comment by the Bureau of Engineering pertaining to sewers, it is requested that the petitioners engineer indicate how the rear portion of this property is to be sewered.

FILE BUREAU-PLANS HEALTH: Will review the petitioners plan and comment at a later date.

BUREAU OF TRAFFIC ENGINEERING: Will review the petitioners plan and 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 the 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 Commissioner's hearing.

The following members had no comment to offer:

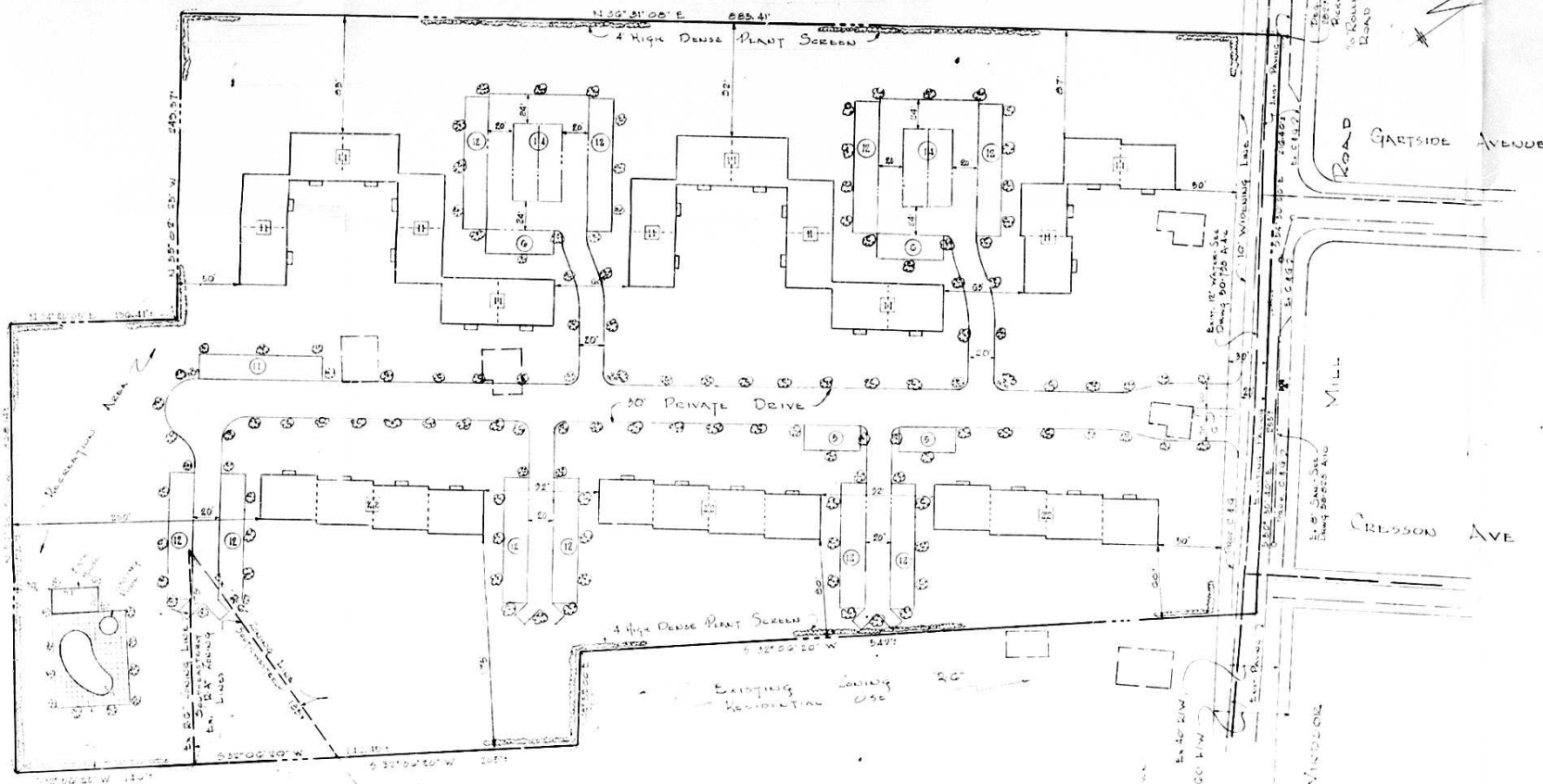
State Roads Commission
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission

Very truly yours,

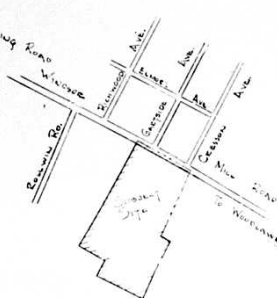
JAMES W. BERN, Chief
Petition and Permit Processing

cc: Mr. Carlyle Brown-Bureau of Engineering
Mr. William Green-Health Department
Capt. Melnick-Fire Bureau-Plans Review
Mr. C. Martin Moore-Bureau of Traffic Engineering

Existing Zoning "R-2"
No use of Farm



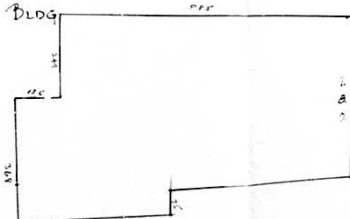
LOCATION PLAN
SCALE: 1" = 500'



GENERAL NOTES

1. Total Acreage of Tract Equals 1.8 Acres
2. Existing Zoning of Tract is "R-2" & "R-1"
3. Existing Use of Property: Residential (Farm Use)
4. Proposed Zoning of Tract is "R-1"
5. Proposed Use of Tract: "GARDEN APARTMENTS"
6. DENSITY CALCULATIONS:
 - a) Gross Acreage of Tract Equals 1.8 Acres
 - b) Net Acreage of Tract Equals 1.5 Acres
 - c) Number of Apartments Allowed Equals 180 Units
 - d) Number of Apartments Proposed Equals 170 Units
 - e) Gross Residential Density Equals 14.2
 - f) Net Residential Density Equals 15.0
7. Required Off Street Parking (1:100) Equals 170 CARS
8. Proposed Off Street Parking (1:85 @ 20') Equals 181 CARS
9. Existing Structures On Tract Shall Be Removed

TYPICAL PLAN II UNIT BLDG
NTS



MAP
3-13
WESTERN
AREA
NW-4-B

OFFICE
COPY

66-92R

MATZ, CHILDS & ASSOCIATES
1020 GREENWICH DRIVE, 10th FLOOR
BALTIMORE, MARYLAND 21204
P.O. BOX 100000 BALTIMORE, MD 21201

PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
WINDSOR MILL RD & CRENSHAW AVENUE
EXCEPTION DURING 2
SCALE: 1" = 200'

