

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Low we, 1701, Inc., 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 AREA 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 expense 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.

1701, Inc.,
Lillian Peters
Vice President
2421 Maryland Ave.
Baltimore, Md. 21204
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of March, 1966, 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 4th day of May, 1966, at 2:00 o'clock P. M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 22, 1966
FROM: Mr. George E. Gavrelis, Director of Planning
SUBJECT: Petition #241-R. Southwest side of Windsor Mill Rd. Opposite Liberty Gardens Road. Petition for Reclassification from R-6 to R.A. Gilbert H. Cullen - Petitioner.

2nd District

HEARING: Wednesday, May 4, 1966. (2:00 P.M.)

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

We note that proposed Windsor Boulevard will bisect the subject property. This, in itself, will cause a considerable change in conditions in the area, and zoning adjustments responsive to these changes will be in order. The petitioner's plan, however, in no way takes the Windsor Boulevard project into account (it is not even shown) - though the petitioner was informed that the request should not be considered at a hearing until this matter was resolved. Should the petitioner desire to withdraw his request in order to work out a satisfactory zoning plan for his property - one that will reflect the reality of proposed Windsor Boulevard - we would not oppose zoning changes. We do not favor granting the petition submitted.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Mr. George E. Gavrelis, Director
SUBJECT: Petition #241-R. Southwest side of Windsor Mill Rd. Opposite Liberty Gardens Road. Petition for Reclassification from R-6 to R.A. Gilbert H. Cullen - Petitioner.

A field inspection was made of the re site and your site plan was reviewed. Both of these last proper hydrant spacing which is required by the Fire Prevention Code under Section 28.10 A, B, C, D, E.

Spacing of fire hydrants shall be in accordance with the listed installation requisites of the Baltimore County Design Manual 1960 edition.

Please contact this Bureau at WA-5-7310 for assistance or additional information.

PREPARED BY



RE: PETITION FOR RECLASSIFICATION
From R-6 zone to an RA zone
34/3 Windsor Mill Road opposite
Liberty Gardens Road
2nd District
Gilbert H. Cullen, Petitioner
NO. 66-241-R

ORDER OF DISMISSAL

The Petitioner in the foregoing case has withdrawn his Petition and the matter is DISMISSED without prejudice.

Edward D. Hardesty
DEPUTY ZONING COMMISSIONER OF
BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

DATE 4/20/66
BY J. Gavrelis
ADMINISTRATIVE ASSISTANT

GILBERT H. CULLEN
34/3 Windsor Mill Rd. opp. Liberty Gardens Road
Baltimore, Md. 21204

JAMES CROCKETT ASSOCIATES

CONSULTING ENGINEERS - LAND SURVEYORS

2423 MARYLAND AVENUE

BALTIMORE, MARYLAND 21204

DESCRIPTION OF PROPERTY ON WINDSOR MILL ROAD NEAR

LIBERTY GARDENS ROAD IN THE SECOND ELECTION DISTRICT OF

BALTIMORE COUNTY. PRESENT ZONING R-6. PROPOSED ZONING R-A

BEGINNING AT A POINT on the southwest side of Windsor Mill Road at its

intersection with a line drawn in a southwesterly direction in prolongation

of the center line of Liberty Gardens Road from the northeast

side of Windsor Mill Road to the southwest side of Windsor Mill Road,

said point also being the end of the first line of Baltimore County

Zoning Description 2-R-A-31, and continuing in a southwesterly direction

on the second line of said description 160 feet more or less and continuing

in a southeasterly direction along the third line of said description 360

feet more or less and continuing in a southwesterly direction along the

fourth line of said description 440 feet more or less and continuing in a

northwesterly direction along the fifth line of said description 405 feet

more or less; thence turning and running the following thirteen (13) courses

and distances: (1) South 18 degrees 15 minutes 00 seconds West 520 feet

more or less, (2) South 70 degrees 59 minutes 20 seconds East 175.10

feet, (3) South 18 degrees 13 minutes 00 seconds West 20.00 feet, (4)

South 70 degrees 39 minutes 20 seconds East 700.50 feet, (5) North 18

degrees 15 minutes 00 seconds East 707.54 feet, (6) South 51 degrees 32

minutes 00 seconds East 15.15 feet, (7) North 30 degrees 31 minutes 00

seconds East 131.70 feet, (8) North 46 degrees 30 minutes 00 seconds

West 231.05 feet, (9) North 51 degrees 34 minutes 00 seconds West 53.30

feet, (10) South 18 degrees 15 minutes 00 seconds West 159.90 feet, (11)

North 51 degrees 34 minutes 00 seconds West 319.80 feet, (12) North 18

degrees 15 minutes 00 seconds East 159.90 feet, and (13) North 51 degrees

34 minutes 00 seconds West 395.72 feet to the point of beginning, containing

16.02 acres more or less.

BRANCH OFFICE: 25 WEST COURTLAND STREET • BEL AIR • MARYLAND • TEL: 8-8308

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. JAMES DYER
Office of Planning and Zoning
ALBERT V. QUIMBY, Chief
FROM: Project Planning Division
SUBJECT: Zoning Petition for 1701, Inc., Windsor Mill Rd.

The subject property was reviewed with the owners and engineers subsequent to its first submission. At that time it was indicated that the proposed Windsor Boulevard did bisect this property, dividing it into two almost equal parts. The alignment for the proposed Windsor Boulevard comes from the Bureau of Engineering and is considered to be a firm one, although the timing of the road is in the future.

The present proposal shows the entire scheme developed from private roads. The question of Windsor Boulevard aside such a scheme would be considered unsatisfactory for a development of this size. Since no consideration is given to surrounding properties in terms of ingress and egress from this site, no comment is made at this time as to the internal development other than the above.

AVQ:vh

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 8-8308
June 20, 1966

GEORGE E. GAVRELIS
DIRECTOR
JOHN G. ROSE
DEPUTY COMMISSIONER

Maurice W. Baldwin, Esquire
24 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
34/3 Windsor Mill Road opposite
Liberty Gardens Road
2nd District
Gilbert H. Cullen, Petitioner
NO. 66-241-R

Dear Mr. Baldwin:

As requested in your letter of June 9, 1966, I have today passed an Order of Dismissal in accordance with the attached copy.

Very truly yours,

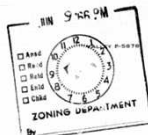
EDWARD D. HARDESTY
Deputy Zoning Commissioner

EDH:jdr



James E. Crockett
11/1/65

BALDWIN & GEDE
ATTORNEYS AT LAW
24 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
June 9, 1966



Mr. Edward D. Hardesty
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Case #66241-R
SW/S Windsor Mill Road
Liberty Gardens Road
Second District

Dear Mr. Hardesty:

Please consider this formal notice on behalf of the Applicant in the above entitled matter that they desire to withdraw the above application without prejudice.

Very truly yours,

Maurice W. Baldwin
Attorney for Applicants

MWB:sp

Maurice W. Baldwin, Esquire
Casco Temple Building
Towson, Maryland 21204

Classification From R-6 to RA
for 1701, Inc. located 1/4
Windsor Hill Road opposite
Liberty Gardens Road, 2nd District
(Item 7, November 30, 1965)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water - Existing 24" water in Windsor Hill Road.
Sewer - Existing 18" sewer in Windsor Hill Road.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Windsor Hill Road is to be developed as a minimum 60' right of way.
The preliminary alignment of Windsor Boulevard appears to offset this site. It is suggested that the owner have his engineer contact the Office of Planning and the Highway Design Section for information concerning this highway.

PLANNING DIVISION: This office will review and comment at a later date.

OFFICE OF PLANNING AND ZONING: This division will review and submit any necessary comments at a later date.

PLANNING DIVISION: The petitioners engineer should contact Mr. Albert V. Galsky, Chief, Project Planning, with regard to public roads, which may be required within the site and possible conflict with the proposed Windsor Boulevard. This would be done prior to a hearing date being assigned.

BUREAU OF TRAFFIC ENGINEERING: All drives should be located opposite existing streets to One North or One South Hill Road. This should be done prior to a hearing date being assigned.

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 have no comment to offer:

Health Department
Industrial Development Commission
Building Department
Board of Education
State Roads Commission

Very truly yours,

John G. Rose, Jr.
Zoning Commissioner

JGR:ylb

cc: Mr. Carlyle Brown-Bureau of Engineering
Capt. Paul Heinke-Fire Bureau-Plan Review
Mr. Albert V. Galsky-Project Planning Division
Mr. James E. Iyer-Zoning Administration Division
Mr. U. Richard Moore-Bureau of Traffic Engineering

PETITION FOR RECLASSIFICATION
FROM R-6 TO RA

LOCATION: 1/4 section side of Windsor Hill Road, 2nd District, Towson, Maryland 21204

DATE: 10/10/65

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, at 2:30 P.M.

The Zoning Commission of Baltimore County, by authority of the Board of Commissioners, do hereby certify that the following petition was filed with the Zoning Department of Baltimore County, Maryland, on the 10th day of October, 1965, at 2:30 P.M.

The petitioners are: Maurice W. Baldwin, Esquire, Casco Temple Building, Towson, Maryland 21204.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

The petitioners desire to reclassify the above described property from R-6 to RA.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 11, 1966.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD.

on the 11th day of April, 1966, at 10:00 A.M.

for the purpose of publishing the first publication of the petition for reclassification of the above described property from R-6 to RA.

appearing on the 11th day of April, 1966.

THE JEFFERSONIAN,

John G. Rose, Jr., Manager

Cost of Advertisement, \$.....

Maurice W. Baldwin, Esquire
Casco Temple Building
Towson, Maryland 21204

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

23 day of MAR. 1966.

Petitioner: 1701, Inc.

Petitioner's Attorney: Maurice W. Baldwin, Esquire
Reviewed by: John G. Rose, Jr., Chairman of Advisory Committee

TELEPHONE 623-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 40624

DATE 2/9/66

To: Maurice W. Baldwin, Esq.
32 W. Patoka Ave.
Towson, Maryland 21204

Bill to: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Gilbert H. Cullen, at #66-241-R

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

66.35

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridgely, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

April 10, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Jr., Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of

weekly newspapers published in Baltimore County, Maryland, once a week for

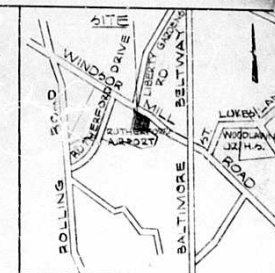
the 10th day of April, 1966, that is to say

the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Morgan,
Editor and Manager

EXIST. ZONING - R-A
EXIST. USE - VACANT

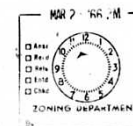


VICINITY PLAN
PCN = 1112522

NOTES

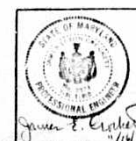
1. EXIST. ZONING - R-10 (SHADING BY SHADING)
2. EXIST. USE - VACANT
3. PROPOSED ZONING - R-1A
4. PROPOSED USE - 4575' x 107' TOWNHOUSE
5. GROSS AREA - 12,077 SQ. FT.
6. NET AREA - 3,903 SQ. FT.
7. GROSS DENSITY - 745 (IN AREA TO BE REZONED)
8. NET DENSITY - 170 UNITS / AC.
9. BUILDING DIMENSIONS (TOTAL DEVELOPMENT)
APR - 11 @ 33' x 150'
TOWNHOUSE - 93' x 101' x 121'
11. PARKING SPACES REQUIRED - 275
12. PARKING SPACES PROVIDED - 280
13. PERMITTED GROSS DENSITY - 170 / AC.
14. PERMITTED NET DENSITY - 170 / AC.
15. UNITS PERMITTED - 275
16. UNITS PERMITTED - 275

#66-241 R



OFFICE COPY

ZONING PLAT PREPARED FOR
1701, INC.
WINDSOR MILL ROAD
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' NOVEMBER 9, 1971



JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
2453 MARYLAND AVENUE
BALTIMORE, MARYLAND, 21218
HO 7-7241 W.O. 6555

PRINT DATE 3-2