

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, William A. Morgenstern, Jr., legal 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 Office and Office Building zone to an R-6 zone, for the following reasons:

(1) Increased level of office and of low building in the central Woodlawn District.

(2) Official changes in the neighborhood since 1962 to warrant the reclassification.

(3) and for other reasons as may be presented at subsequent hearings.

Variance to Section 217.2 to permit a front yard set back of 12 feet instead of the required 30 feet.

See attached description

and for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County to use the herein described property for Offices and Office Building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Address 11190 York Road, Baltimore, Md. 21207

Contract purchaser William A. Morgenstern, Jr. Legal Owner

Address 11190 York Road, Baltimore, Md. 21207

Petitioner's Attorney James E. Meyer Zoning Commissioner of Baltimore County

Address 11190 York Road, Baltimore, Md. 21207

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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 error in the original zoning map

the above reclassification should be had, and it further appearing that by reason of practical difficulty and unreasonable hardship the requested Variance to permit a front yard setback of 12' instead of the required 30' should be had, and it further appearing that by reason of the requirements of Section 202.1 of the Baltimore County Zoning Regulations have been met a Special Exception for offices and office building should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd

day of April, 1968, that the herein described property or area should be and

the same is hereby reclassified, from a R-6 zone to a R-6 zone, and a Special Exception for offices and office building should be and the same is

granted, from and after the date of this order, and a Variance to permit a front yard setback of 12' instead of the required 30' should be and the same is granted, 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 error in the original zoning map

the above reclassification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd

day of April, 1968, that the above reclassification 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 offices and office building should be and the same is hereby DENIED.

James E. Meyer Zoning Commissioner of Baltimore County

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 29, 1968

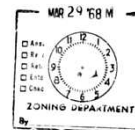
FROM: Leslie H. Graef, Deputy Director

SUBJECT: Petition 68-233-RXA, Reclassification from R-6 to R.A. Special Exception for offices and office building. Variance to permit a front yard setback of 12 feet instead of the required 30 feet. Northeast side of Windsor Mill Road 313 feet southeast of Gwynn Oak Avenue. Being the property of William Morgenstern, Jr.

1st District

HEARING: Wednesday, April 10, 1968 (11:00 A.M.)

Use of the subject property for office purposes would provide a logical buffer between adjacent commercial and residential uses. If it should be decided to grant the special exception and variance, we request that the grant be conditioned upon our approval of the site plan.



LHG:ams

JOSEPH D. THOMPSON, P.E., S.D.
CIVIL ENGINEERS & LAND SURVEYORS

1150 101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 - Valley 3-8820

Page 2.

CONTAINING 24,335 square feet of Land more or less.

BEING part of the land which by deed dated June 16, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4634 folio 338 was conveyed by Edna R. Lingenfelter, widow, to William A. Morgenstern, Jr., and the Southeastern one-half of the eighteen foot wide right of way known as Wiskow Avenue.

2-16-68



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st
Posted for Reclassification from R-6 to R.A. Special Exception for offices and office building. Variance to permit a front yard setback of 12 feet instead of the required 30 feet. Northeast side of Windsor Mill Road 313 feet southeast of Gwynn Oak Avenue. Being the property of William Morgenstern, Jr.
Petitioner William A. Morgenstern, Jr.
Location of property NE 1/4 of Windsor Mill Rd. 313' SE of Jopka Rd.
Location of Signs 6314 Windsor Mill Rd.
Remarks See attached
Posted by James E. Meyer Signature Date of return 3-21-68

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Larry L. Lockhart, Esq.,
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 30th day of March, 1968.

John G. Rose
Zoning Commissioner

Petitioner William A. Morgenstern, Jr.

Petitioner's Attorney Larry L. Lockhart, Esq.

Reviewed James E. Meyer
Chairman of Advisory Committee

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE

1st DISTRICT

ZONING: From R-6 to R.A.

Zone: Petition for Special Exception for Office and Office Building.

Petition for Variance for a Front Yard Setback.

LOCATION: Northeast side of Windsor Mill Road 313 feet, more or less, Southeast of Gwynn Oak Avenue.

DATE & TIME: WEDNESDAY, APRIL 10, 1968 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present: Edna R. Lingenfelter, widow; William A. Morgenstern, Jr.; and the Southeastern one-half of the eighteen foot wide right of way known as Wiskow Avenue.

Section 217.2 - Front Yard Setback - 30 feet.

All that parcel of land in the First District of Baltimore County.

BEING: for the same as a point on the northeast side of Windsor Mill Road, 42 feet wide as shown on Baltimore County Department of Public Works Bureau of Land Acquisition File HRW 63-653-17 where the same is intersected by the centerline of a right of way 18 feet wide known as Wiskow Avenue, said point being about 313 feet more or less southeast of Gwynn Oak Avenue and running thence and binding on the northeast side of Windsor Mill Road and reverting to the centerline of the said right of way 18 feet wide.

174.1 feet to a point in the second line of the land which by deed dated June 14, 1940 and recorded among the Land Records of Baltimore County in Liber C.W.B. No. 1112 folio 222 was conveyed by David F. Lingenfelter and wife to Vance Homes, Inc., there being the northeast side of Windsor Mill Road and binding reversely on a part of said second line North 29 degrees 20 minutes East 49.38 feet to intersect the third line of the land which by deed dated June 14, 1940 and recorded among the aforesaid Land Records in Liber O.T.G. No. 4634 folio 338 was conveyed by Edna R. Lingenfelter, widow, to William A. Morgenstern, Jr., and running thence and binding reversely on a part of said third line and continuing the center line North 6 degrees 28 minutes West 249.90 feet to the centerline of the 18 foot wide right of way hereby referred to and running thence and binding thereon south 39 degrees 02 minutes 44 seconds West 223.61 feet to the place of beginning.

CONTAINING 24,335 square feet of Land more or less.

BEING part of the land which by deed dated June 16, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4634 folio 338 was conveyed by Edna R. Lingenfelter, widow, to William A. Morgenstern, Jr., and the Southeastern one-half of the eighteen foot wide right of way known as Wiskow Avenue.

Being the property of William A. Morgenstern, Jr., as shown on plat filed with the Zoning Department.

Hearing Date: Wednesday, April 10, 1968 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY.

March 31, 1968.

OFFICE OF THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD-ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

March 28, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTMAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one month, beginning weekly before the 25th day of March, 1968, that is to say the same was inserted in the issues of March 21, 1968.

THE BALTIMORE COUNTMAN

By David J. Morgan

Editorial Manager

R. 79.

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

Larry L. Lockhart, Esq.,
6660 Security Blvd.,
Baltimore, Md. 21207

SUBJECT: Reclassification from R-6 to RA zone with Special Exception for offices and office buildings, for William A. Morgenstern, Jr., NE 1/4 Windsor Mill Road, 313' E. of Gwynn Oak Avenue 1st District (Item 117, March 5, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water - Existing 12" water in Windsor Mill Road
Sewer - Existing 8" sanitary sewer in Windsor Mill Road
Adequacy of existing utilities

**PETITION FOR RECLASSIFICATION,
SPECIAL EXCEPTION & VARIANCE
IN CONTRACT**

BEING: From R-4 to R.A. Zone.
Petition for Special Exception
for Offices and Office Building.
Petition for Variance for a First
Floor Setback.

LOCATION: Northeast side of Wind-
sor Mill Road 212 Feet, near
Intersection of Green Oak
Avenue.

DATE & TIME: Wednesday, April
16, 1968, 11:00 A.M.
PUBLIC HEARING Room 104 County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The zoning Commissioner of Baltimore
County, by authority of the
Zoning Act and Regulations of Baltimore
County, will hold a public
hearing.

Present Hearing: R-4
Frequent Zoning: R.A.

Petition for Special Exception for
Offices and Office Building.
Petition for Variance from the
Zoning Regulations of Baltimore
County in order to permit a first floor
setback of 12 feet instead of the
required 15 feet.

The Zoning Regulation to be
varied is as follows:
Section 117-3-Front yards-15
feet.

All that parcel of land in the
First District of Baltimore County

containing for the same of a
unit on the northeast corner of
Windsor Mill Road, 12 feet wide as

measured by Public Works Bureau of
Baltimore County, Parcel No. 117-3-12-1

12 feet wide as measured by the
existence of a right of way 15 feet

wide known as Windsor
Avenue, said parcel being about 112

feet more or less southeast of
the intersection of Windsor Mill Road and

Green Oak Avenue and containing
about 174.11 feet in a point on the

second line of the land which
is dead ended June 14, 1940 and

recorded under 16 Land Records
of Baltimore County in Liber C-10

2p. No. 117-3-12-1 was conveyed
by David M. Lindbergh and wife

to Vance Adams, Inc., there being
no mortgage on said Windsor

Mill Road and building thereon
as a part of said second line North

15 degrees 20 minutes East 43.33
feet to the intersection of the third line of

the land which is dead ended June
14, 1940 and recorded under the

altered Land Records in Liber C-10
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as a part of said second line North

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____, 19____
MAY 21 1968

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 time _____ before the _____ 10th _____
day of _____ April _____, 1968, the first publication
appearing on the _____ 21st _____ day of _____ March _____
1968.

THE JEFFERSONIAN,

L. L. Smith
Manager.

Cost of Advertisement \$ _____

TELEPHONE
883-3000
EXT. 367

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 53092

DATE April 10, 1968

FILED

Being Dept. of Balto. Co.

TO:
Mr. A. Margenstern, Jr., Esq.,
2101 E. York Ave.,
Baltimore, Md. 21207

REPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT

\$98.00

Advertising and posting of property for Mr. Margenstern, Jr.
#18-233-22A

\$98.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
883-3000
EXT. 367

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 53049

DATE March 15, 1968

FILED

Being Dept. of Balto. Co.

TO:
Larry Lottner, Esq.,
6666 Quarry Road,
Baltimore, Md. 21207

REPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT

\$50.00

Petition for Reclassification, Special Exception & Variance
#18-233-22A

\$50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

NOTE 'A'
EXISTING HOUSE TO BE RAZED
FOR FUTURE USE AS PARKING
AREA AS NECESSARY

EXISTING HOUSE

Zoned
R-2

ALL PARKING LIGHTING
SHALL BE ORIENTATED
DOWN AND WESTERLY
AWAY FROM R-2 AREA

Scale 1"=20'

PROPOSED BUILDING

LOWER FL. OFFICES 2500 SQ. FT.
MAIN FL. OFFICES 5000 SQ. FT.
UPPER FL. OFFICES 5000 SQ. FT.

TOTAL OFFICE 12500 SQ. FT.
TOTAL PARKING REQD. 52 CARS
LOWER FL. 1 SPACE PER 500 SQ. FT.
MAIN FL. 1 SPACE PER 500 SQ. FT.
UPPER FL. 1 SPACE PER 500 SQ. FT.
TOTAL PARKING PROVIDED 23 CARS
BASED ON 10' WIDE CARS

ADDITIONAL PARKING ON ADJACENT LOT (SEE NOTE 'A')
PARCEL AREA 24,335 sq. ft.
EXISTING ZONING R-2
EXISTING USE - RESIDENTIAL VACANT
PROPOSED ZONING R-2A
PROPOSED USE - OFFICE AREA

4'0" HIGH SCREEN PLANTING
SIDE & REAR LINES IS REQD.
APPROVED BY PLANNING &
ZONING DEPT.

MACADAM PAVING

LOWER FL. EL. 333'-0"
MAIN FL. EL. 344'-0"
UPPER FL. EL. 355'-0"
PROPOSED BUILDING

FIRST ELECTION DIST.
BALTIMORE CO.
MARYLAND

Zoned R-2

Existing Dwelling

68-233RA

MAP
2.8
WESTERN
AREA
NW-3-F
RA



REV. FEB. 2, 1968

SCALE 1"=20'

August 26, 1967

REV. NOVEMBER 22, 1967

W. C. Warren

Land Surveyor State Register #59

1903 Gwynn Oak Ave. Balto. Md. 21207

WL 4-4240

