

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:

I, or we, William A. Woods, et al., the legal owner(s) 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-20 zone to an R-10 zone, for the following reasons:

1. Mistake in original zoning.
2. Change in the character of the 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 expenses of above reclassification 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.

The Wall Construction Company, Inc.

By Joseph M. Wall

Joseph M. Wall, Pres. Contract purchaser

Address 1211 Dawson Drive

Cockeysville, Maryland

Scott Moore

Petitioner's Attorney

Address 415 Jefferson Building

Towson, Maryland 21204

ORDERED BY The Zoning Commissioners of Baltimore County, this 10th day

of June, 1962, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioners of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County on the 17th day of July, 1962, at 11:00 o'clock

A. M.

John A. Rose

Zoning Commissioner of Baltimore County.

(over)

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
 4200 ELKROD AVENUE / BALTIMORE, MD. 21214 (301) 426-2144
 506 POPULAR STREET / CAMBRIDGE, MD. 21613 (301) 228-5350
 115 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 846-1792
 13 S. WASHINGTON STREET / EASTON, MD. 21829 (301) 822-5451

DESCRIPTION OF SECTION 1. March 4, 1969.

Description of Property on the Northwest Corner
 of North Wind Road and Ferguson Avenue for
 Zoning Reclassification From R-20 to R-10 Zone

BEGINNING for the same at a point formed by the intersection of the center
 line of North Wind Road with the center line of Ferguson Avenue, both streets proposed
 to be 50 feet wide, thence leaving said place of beginning and running and binding on
 the center line of Ferguson Avenue North 11 degrees 52 minutes 50 seconds East 219.91
 feet, thence leaving Ferguson Avenue and running the 2 following courses and distances,
 viz: North 78 degrees 07 minutes 10 seconds West 320.23 feet and South 11 degrees 52
 minutes 50 seconds West 215.96 feet to the center line of North Wind Road, thence run-
 ning thereon South 77 degrees 24 minutes 50 seconds East 320.25 feet to the place of
 beginning.

Containing 1.60 acres of land, more or less.

Note: This description has been prepared for zoning purposes only and
 is not intended to be used for conveyance.



L. ALAN EVANS, P.E., L.S.
 J. CARROLL HAGAN, L.S.
 GEORGE W. HOLDEFER, P.E.

CAMBRIDGE AND EASTON
 JERRY W. HOLLEY / RICHARD L. HALL



EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
 4200 ELKROD AVENUE / BALTIMORE, MD. 21214 (301) 426-2144
 506 POPULAR STREET / CAMBRIDGE, MD. 21613 (301) 228-5350
 115 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 846-1792
 13 S. WASHINGTON STREET / EASTON, MD. 21829 (301) 822-5451

Description of Section No. 2 North Wind Village For Reclassification From R-20 to R-10 Zone

BEGINNING for the same at a point in the center line of Ferguson Avenue, pro-
 posed 50 feet wide, said point being distant 165 feet, more or less, measured northerly
 along said center line of Ferguson Avenue from its intersection with the center line of
 Linabelle Terrace, 50 feet wide, as laid out and shown on Plat of Section No. 1 Northwind
 Village, recorded among the Land Records of Baltimore County in Plat Book G.L.R. No. 22
 folio 95, thence leaving said place of beginning and running and binding on the center
 line of Ferguson Avenue the 2 following courses and distances, viz: North 14 degrees
 30 minutes 50 seconds East 191.81 feet and North 27 degrees 53 minutes 50 seconds East
 193 feet, more or less, to the southernmost side of the Baltimore Gas & Electric Co.
 Transmission line right of way, thence leaving said center line of Ferguson Avenue and
 running and binding on said Gas & Electric Co. right of way the 2 following courses and
 distances, viz: North 63 degrees 11 minutes 50 seconds West 188.96 feet and North 58
 degrees 21 minutes 10 seconds West 116.43 feet, thence running and binding on the south-
 ernmost outline of the Baltimore Gas & Electric Co. "Windy Edge Station" property
 North 89 degrees 04 minutes 00 seconds West 532.83 feet, thence still running and binding
 on Baltimore Gas & Electric Co. property the 2 following courses and distances, viz:
 South 33 degrees 10 minutes 00 seconds West 283.31 feet and South 18 degrees 25 minutes
 00 seconds West 189.00 feet to the northernmost outline of the aforesaid plat of North-
 wind Village, thence running and binding thereon South 78 degrees 28 minutes 10 seconds

L. ALAN EVANS, P.E., L.S.
 J. CARROLL HAGAN, L.S.
 GEORGE W. HOLDEFER, P.E.

CAMBRIDGE AND EASTON
 JERRY W. HOLLEY / RICHARD L. HALL



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204

No. 62274

DATE June 20, 1969

To: E. Scott Moore, Esq.

Jefferson Building

Towson, Md. 21204

Zoning Dept. of Baltimore County

QUANTITY	AMOUNT	TOTAL AMOUNT
1	\$50.00	\$50.00
Petition for Reclassification Per William A. Woods, et al		
#70-16-R		
	\$50.00	\$50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date July 3, 1969
 FROM: George E. Gavett, Director of Planning
 SUBJECT: Petition #70-16-R, Reclassification from R-20 to R-10. Northwest corner
of North Wind Road and Ferguson Ave., William A. Woods, et al, Petitioners

11th District

HEARING: Thursday, July 17, 1969 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition
 for reclassification from R-20 to R-10 zoning.

We feel that the map as approved by the County Council is correct and that no
 changes have occurred which would warrant intensification of residential
 densities here.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date 4/10/69
 FROM: John Hilley, Inspector
 SUBJECT: Property Owner William A. Woods

Item 262 April 9, 1969

Location: North Wind Road and Ferguson Road

District 11

Owner must comply with all Fire Department requirements when
 plans are submitted for approval.

Inspector John Hilley

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11th Date of Posting June 25, 1969
 Posted for William A. Woods, et al
 Petitioner William A. Woods, et al
 Location of property North Wind Road and Ferguson Ave.
 Location of Sign at the NW corner of North Wind Rd. & Ferguson Ave.
 Remarks North Wind Road is 50 feet wide and Ferguson Ave. is 50 feet wide.
 Posted by Robert Bell Date of return June 25, 1969
North Wind Road is 50 feet wide and Ferguson Ave. is 50 feet wide.
Signature Bell # 33



L. ALAN EVANS, P.E., L.S.
 J. CARROLL HAGAN, L.S.
 GEORGE W. HOLDEFER, P.E.

CAMBRIDGE AND EASTON
 JERRY W. HOLLEY / RICHARD L. HALL



MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21104

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 22, 1969

E. Scott Moore, Esq.
408 Jefferson Building
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
from an R-20 zone to an R-10 zone
Location: NW/Cor. North Wind Rd. &
Ferguson Avenue
Petitioner: William A. Noods
Committee Meeting of April 8, 1969
Item 242

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject tracts of land at the present time are unimproved, with the surrounding areas being improved with dwellings and farm lands. The dwellings would follow in the 10 to 20 year of age bracket, in good condition. North Wind Road and Ferguson Avenue at the present time are not improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

All streets in this subdivision, with the exception of North Wind Road and Ferguson Avenue, shall be improved with a 30 ft. combination curb and gutter and macadam paving cross-section on a 50 ft. right-of-way.

Ferguson Avenue is an existing road which shall ultimately be improved with a 40 ft. combination curb and gutter and macadam paving cross-section on a 60 ft. right-of-way.

North Wind Road is an existing road which will ultimately be improved as an integral part of proposed Gunview Road along the frontage of Reserved Parcel "B", Section No. 1 of Northwind Village. Gunview Road shall ultimately be

- Page 2 -

E. Scott Moore, Esq.
408 Jefferson Building
Towson, Maryland 21204
Item 242

April 22, 1969

Highways: (Continued)

Improved with a 30 ft. combination curb and gutter and macadam paving cross-section on an 80 ft. right-of-way. Therefore, it is necessary that the Developer's Engineer contact the Street, Road and Bridge Design Group of the Bureau of Engineering to ascertain specific details concerning proposed Gunview Road. The Engineer shall be required to furnish the necessary plans or plans of this subdivision as may be required to properly indicate the alignment of Gunview Road.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plans; however, a storm drain study and storm drainage improvements will be required.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Waters:

Public water supply is available to serve Reserved Parcel "B", Section No. 1 of Northwind Village.

Public water supply can be made available to serve Sections No. 2 and No. 3 of Northwind Village by extension of the existing water mains along the frontage on Ferguson Avenue and into the proposed streets shown on the subject plans.

- Page 3 -

E. Scott Moore, Esq.
408 Jefferson Building
Towson, Maryland 21204
Item 242

April 22, 1969

Sewer:

Although no provisions for public sewerage have been indicated on the subject plans, it appears that public sanitary sewers can be made available to serve Sections No. 2 and No. 3. However, it shall be necessary for the Developer's Engineer to prepare a sewerage study and present revised plans showing the proposed sewerage system.

Public sanitary sewerage is available to serve Reserved Parcel "B", Section No. 1 of Northwind Village.

PROJECT PLANNING DIVISION:

The plan should be revised to show Gunview Road as set by the Bureau of Engineering.

BOARD OF EDUCATION:

With the present zoning a possible ultimate yield of students would be 7 while a change to R-10 could possibly yield 17 students.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates that the sites may be in the way of Walther Boulevard extended. Therefore, before this office can comment, the status of Walther Boulevard must be defined.

BUILDING ENGINEER'S OFFICE:

Must meet all Baltimore County Building Code requirements.

FIRE DEPARTMENT:

Owner must comply with all Fire Department requirements when plans are submitted for approval.

HEALTH DEPARTMENT:

Since public water and sewers can be made available to the site, no health problems are anticipated.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the Bureau of Engineering's comments as to a sewer study and realignment of

- Page 4 -

E. Scott Moore, Esq.
408 Jefferson Building
Towson, Maryland 21204
Item 242

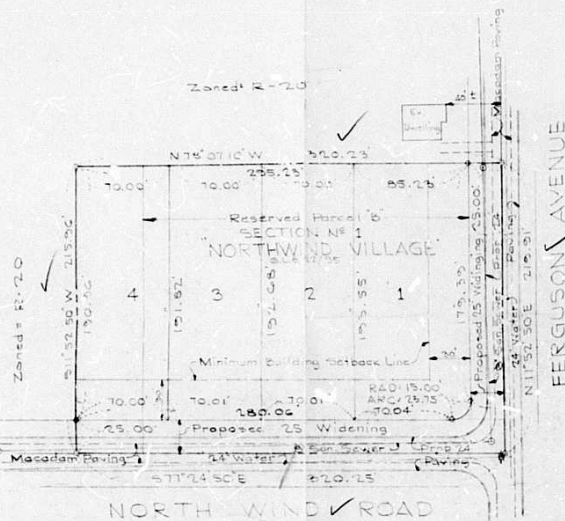
April 22, 1969

Gunview Road are shown on revised plans.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.



Notes:

Location: 11th Election District
Baltimore, Co., Md.
Present Zoning: R-70
Present Use: Unimproved
Proposed Zoning: R-10
Proposed Use: Residential
Gross Area: 1.00 Acres ±
Area of Record: 0.750 Acres ±
Net Area: 1.750 Acres ±
Net of Lots: 4
Gross Density: 2.50 Lots Per Acre
Net Density: 3.08 Lots Per Acre

#70-16R

OFFICE
COPY

MAP 4-C
NORTH-EASTERN
AREA

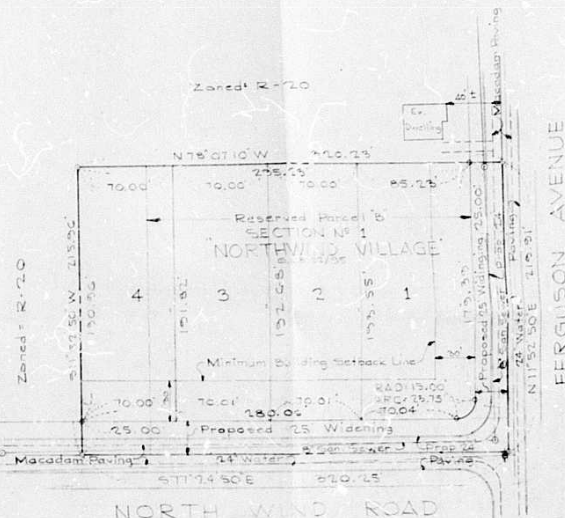
NE 11-F

R-10



EVANS, HAGAN & HOLDEFER
SURVEYORS AND CIVIL ENGINEERS
4200 ELSBODE AVENUE / BALTIMORE, MD. 21214
(301) 426-2144

L. Alan Evans
DATE: 3-4-69 SCALE: 1" = 50'



Notes:

Location: 11th Election District
Baltimore, Co., Md.
Present Zoning: R-70
Present Use: Unimproved
Proposed Zoning: R-10
Proposed Use: Residential
Gross Area: 1.00 Acres ±
Area of Record: 0.750 Acres ±
Net Area: 1.750 Acres ±
Net of Lots: 4
Gross Density: 2.50 Lots Per Acre
Net Density: 3.08 Lots Per Acre

MAP
4-C
NORTH-
EASTERN
AREA
NE-11-F
OFFICE COPY R-10



EVANS, HAGAN & HOLDEFER
SURVEYORS AND CIVIL ENGINEERS
4200 ELSBODE AVENUE / BALTIMORE, MD. 21214
(301) 426-2144

L. Alan Evans
DATE: 3-4-69 SCALE: 1" = 50'

