

PETITION FOR ZONING RE-CLASSIFICATION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, STONEYBROOK NORTH, INC., 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... R-20... to an... R-10... for the following reasons:

1. Error in original zoning.
2. Change in conditions in the neighborhood.

See attached description

and to be Special Exception under the said Zoning Law with the following conditions:

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

I, or we, agree to pay expenses of above re-classification and of Special Exception advertising, and, 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.

STONEYBROOK NORTH, INC.
BY: *[Signature]*
Contract purchaser
Legal Owner

Address: 8711 Allenswood Road
Randallstown, Maryland

Richard C. Murray
Petitioner's Attorney
Address: 22 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this... day...

of... July... 1969, 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 Commission of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the... day of August... 1969, at 11:00 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.,
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

May 13, 1969

Description of
Stoneybrook North
Parcel A R-20 to R-10
4.394 Ac

Beginning for the same at the end of the following course and distance from the intersection formed by the north side of Lugano Road and the west side of Rouen Road, northerly along the west side of Rouen Road N 24° 10' 00" E 143.00 feet more or less and running thence the four following courses and distances, viz: First N 65° 00' 00" W 377.26 feet, second N 69° 22' 30" W 77.02 feet, third N 74° 06' 20" W 357.17 feet, fourth N 06° 45' 30" W 238.39 feet to proposed south side of Winands Road (60' Feet Wide). Thence binding along the proposed south side of Winands Road the four following courses and distances viz: first S 74° 06' 20" E 391.67 feet, second along a curve to the right with a radius of 1470.00 feet with a length of 212.23 feet, third S 65° 50' 00" E 321.00 feet, and fourth S 20° 50' 00" E 14.14 feet to the west side of Rouen Road (50 feet wide). Thence binding along the west side of Rouen Road S 24° 10' 00" W 210.00 feet to the place of beginning.

Containing 4.394 Acres more or less.

Parcel B
3.242 Ac R-20 to R-10

Beginning for the same at the end of the two following courses and distances from the intersection formed by the north side of Brest Road and the east side of Rouen Road (50 feet wide) first northerly along the east side of Rouen Road along a curve

Description of
Stoneybrook North
Parcel A R-20 to R-10

May 13, 1969
Page 2

to the right with a radius of 355.00 feet and a distance of 69.57 feet, second N 24° 10' 00" E 300.32 feet and running thence the two following courses and distances, viz: first N 24° 10' 00" E 210.00 feet, second N 69° 10' 00" E 14.14 feet to the proposed south side of Winands Road (60 feet wide), thence binding along the proposed south side of Winands Road S 65° 50' 00" E 601.25 feet. Thence S 08° 30' 00" W 228.49 feet, and thence N 65° 50' 00" W 672.95 feet to the place of beginning.

Containing 3.242 Acres more or less

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 1, 1969

FROM: Mr. George E. Gavett, Director of Planning

SUBJECT: Petition #70-32-R. Reclassification from R-20 to R-10, Southwest and Southeast corners of Winands and Rouen Roads, Stoneybrook North, Inc., Petitioners.

2nd District

HEARING: Thursday, August 14, 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 and has the following advisory comment to make:

The intent of the Comprehensive Zoning Map here was to maintain similarly-sized lots on both sides of Winands Road. Reclassification to R-10 for the subject property could have an "entering wedge" effect on the zoning classification of all properties on Winands Road thereby thwarting the comprehensive plan.

GEG:dms

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
ZULY Chamberlain
Towson, Maryland 21204

Oliver L. Myers
CHAIRMAN

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Richard C. Murray, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204

July 16, 1969

RE: Type of Hearing: Reclassification from R-20 zone to an R-10 zone
Location: 275 Winands Rd., E. & W/S Rouen Rd.
Petitioner: Stoneybrook North, Inc.
Committee Meeting of July 1, 1969
2nd District
Item 310

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 property is presently vacant and is being graded for the development of R-10 lots. The property is surrounded by the subject petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

BUREAU OF ENGINEERING:

Highways:

Winands Road is an existing County road which will be improved as a 40-foot closed section with flexible type pavement on a 50-foot right-of-way as shown on the subject plan.

Rouen Road is an existing County road which has recently been improved as a 30-foot closed section with flexible type pavement on a 50-foot right-of-way and no other highway improvements are required except the installation of public sidewalks.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plans; however, storm drainage facilities will be required.

Richard C. Murray, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 310 Page 2

July 16, 1969

Storm Drains (Continued)

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 sloping of top soil.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by extending the existing 8-inch sanitary sewer located at the intersection of Winands Road and Rouen Road. However, it appears that an extension of the existing 8-inch sanitary sewer in Lugano Road and Brest Road through easements will be required to serve the respective extremities of this property adjacent to Winands Road.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates no major change in trip density.

FIRE PREVENTION BUREAU:

Water OK.

Petitioner shall be required to comply with Fire Department regulations when construction plans are submitted for approval.

Richard C. Murray, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 310 Page 3

July 16, 1969

BOARD OF EDUCATION:

A zoning change to R 10 would increase the student population by approximately 5 or 6 pupils.

HEALTH DEPARTMENT:

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

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 50 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUL 21, 1969

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... before the... day of August... 1969, the first publication appearing on the... day of... 1969.

THE JEFFERSONIAN.

Manager

Cost of Advertisement \$...

PETITION FOR RECLASSIFICATION

RECLASSIFICATION FROM R-20 TO R-10 ZONE

LOCATION: Southwest and Southeast corners of Winands and Rouen Roads, Stoneybrook North, Inc., Petitioners.

DATE: July 16, 1969
FILED: August 1, 1969
COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the subject petition for reclassification from R-20 to R-10 zoning, on the 14th day of August, 1969, at 11:00 o'clock, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Parcel A
3.242 Ac R-20 to R-10
Beginning for the same at the end of the two following courses and distances from the intersection formed by the north side of Brest Road and the east side of Rouen Road (50 feet wide) first northerly along the east side of Rouen Road along a curve to the right with a radius of 355.00 feet and a distance of 69.57 feet, second N 24° 10' 00" E 300.32 feet and running thence the two following courses and distances, viz: first N 24° 10' 00" E 210.00 feet, second N 69° 10' 00" E 14.14 feet to the proposed south side of Winands Road (60 feet wide), thence binding along the proposed south side of Winands Road S 65° 50' 00" E 601.25 feet. Thence S 08° 30' 00" W 228.49 feet, and thence N 65° 50' 00" W 672.95 feet to the place of beginning. Containing 3.242 Acres more or less.

Parcel B
4.394 Ac R-20 to R-10
Beginning for the same at the end of the following course and distance from the intersection formed by the north side of Lugano Road and the west side of Rouen Road, northerly along the west side of Rouen Road N 24° 10' 00" E 143.00 feet more or less and running thence the four following courses and distances, viz: First N 65° 00' 00" W 377.26 feet, second N 69° 22' 30" W 77.02 feet, third N 74° 06' 20" W 357.17 feet, fourth N 06° 45' 30" W 238.39 feet to proposed south side of Winands Road (60' Feet Wide). Thence binding along the proposed south side of Winands Road the four following courses and distances viz: first S 74° 06' 20" E 391.67 feet, second along a curve to the right with a radius of 1470.00 feet with a length of 212.23 feet, third S 65° 50' 00" E 321.00 feet, and fourth S 20° 50' 00" E 14.14 feet to the west side of Rouen Road (50 feet wide). Thence binding along the west side of Rouen Road S 24° 10' 00" W 210.00 feet to the place of beginning. Containing 4.394 Acres more or less.

TELEPHONE 823.9000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 61622 DATE July 29, 1960
To Richard C. Murray, Esq. 52 N. Pennsylvania Ave. Towson, Md. 21204	BILLED BY Swing Dept. of Baltimore County	
REPORT TO ACCOUNT NO. 65-262	RETURN THIS PORTION WITH YOUR REMITTANCE (DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS)	TOTAL AMOUNT \$50.00
QUANTITY		COST
50	Position for Identification for Montgomery North, Inc. 670-22-4	50.00
4		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

TELEPHONE 823-5000 EXT 387		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204		No. 64674 DATE Aug. 12, 1969	
To: Shawbrook Park, Inc. 1911 Ashmont Road Rockville, Md. 20850		Being Dept. of Baltimore County		BILLED BY:	
DEBIT TO ACCOUNT NO. 65-482		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$61.94	
QUANTITY		CASH ON HAND PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
Advertising and posting of property 65-3-2				\$61.94	
10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100					
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MAR/LAND					
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

EX. ZONING R-20

EX. USE - VACANT

WINANDS

ROAD

PARCEL - A

PARCEL - B

PLAT 1 SECTION 1
STONEBROOK NORTH
OTG 31-65
EX ZONING R-10
EX USE - RESIDENTIAL

PLAT 3 SECTION 4
STONEBROOK NORTH
OTG 31-68
EX ZONING R-10
EX USE - RESIDENTIAL

PLAT 3 SECTION 4
STONEBROOK NORTH
OTG 31-68
EX ZONING R-10
EX USE - RESIDENTIAL

PLAT 4 SECTION 4
STONEBROOK NORTH
OTG 32-65
EX ZONING R-10
EX USE - RESIDENTIAL

PARCEL - A
EX ZONING - R-20
PROP ZONING - R-10
EX USE - VACANT
PROP USE - RESIDENTIAL
AREA - 4.394 AC ±

PARCEL - B
EX ZONING - R-20
PROP ZONING - R-10
EX USE - VACANT
PROP USE - RESIDENTIAL
AREA - 3.442 AC ±

LUGANO ROAD

BREST ROAD

PLAT TO ACCOMPANY
DESCRIPTION FOR REZONING
R-20 TO R-10
STONEBROOK NORTH

BALTIMORE CO, MARYLAND
SCALE: 1" = 50'

ELIOT DIST No 2
MAY 11, 1962

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
305 ALLEGHENY AVE
TOWSON, MD 21204

#70-32¹²

OFFICE
COPY

MAP & C
WESTERN AREA
NW-B-H
R-10

EX. ZONING R-20

EX. USE - VACANT

WINANDS

ROAD

EX. ZONING R-20

PLAT 1 - SECTION 1
STONEBROOK NORTH
R.R. 30-55
EX. ZONING - R-10
EX. USE - RESIDENTIAL

PLAT 3 - SECTION 4
STONEBROOK NORTH
OTG 31-68
EX. ZONING - R-10
EX. USE - RESIDENTIAL

PLAT 3 - SECTION 4
STONEBROOK NORTH
OTG 31-68
EX. ZONING - R-10
EX. USE - RESIDENTIAL

PLAT 4 - SECTION 4
STONEBROOK NORTH
OTG 32-63
EX. ZONING - R-10
EX. USE - RESIDENTIAL

OFFICE
COPY

#70-32R

MAP
2-C
WESTERN
AREA
NW-B-N
R-10

PARCEL - A

EX. ZONING - R-20
PROP. ZONING - R-10
EX. USE - VACANT
PROP. USE - RESIDENTIAL
AREA - 1439 AC.±

PARCEL - B

EX. ZONING - R-20
PROP. ZONING - R-10
EX. USE - VACANT
PROP. USE - RESIDENTIAL
AREA - 3,242 AC.±

LUGANO ROAD

BREST ROAD

PLAT TO ACCOMPANY
DESCRIPTION FOR REZONING
R-20 TO R-10
STONEBROOK NORTH

BALTIMORE CO., MARYLAND
SCALE: 1" = 50'

ELECT. DIST. No. 2
MAY 11, 1969
REVISED JUNE 24, 1969

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON, MD. 21204

MICROFILMED