. SIRSPH PETITION FOR ZONING RE-CLASSILICATION AND/OR SECTION ×10-

TO THE ZO"NG COMPASSIONER OF BALTIMORE COUNTY

I, or we, W. A. R. Homes, Inc.legal owner... of the property situate in Baltimore , nap County and which is described in the description and plat attached hereto and made a part hereof, 2-C ed pursuant we steer hereby petition (1) that the zoning status of the herein describes property he re-clasto the Coming Law of Baltimore County, from an R=6, R=10 zone to an AREA R-A & B-Lzone; for the following reason HW- 9-7 1. Change in Neighborhood 2. Error in original Mup R-10 * Petition for Special Hearing for Off-Street Parking in Residential

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 Regulation

I, or we, agree to pay expenses 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 nore County adopted pur want to the Zoning Law for Baltimers

William Willouter Petitioner's Att

Address One East Red mod Street oner of Baltimore County this 2nd

., 196 ... 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 14 more County, that property he ported, and that the public hearing be had before the Zoning mmissioner of Baltimore County in Room 16., County Office Building in Towson, Baltimore 23rs day of October

Tan

Baltin ofe County.

11/2468 , Person: 40eg

Gien Burnie, Maryland

Aman I loke Esq

RE: PETITION FOR RECLASSIFICATION REFORE COUNTY BOARD OF APPEALS and 3 L. zones, and a Use Permit for Parking in a OF

SE corner McDonogh and BALTIMORE COUNTY Winands Roads 2nd District W. & W. Homes, Inc. No. 70-81-RSPH

> OPINION

This case comes before this Board on an appeal by the petitioner from a tenial for the requested inclassifications of the subject property. The petitioner seeks to reclassify the subject property from R-6 and R-10 zones to R-A and B.L. zones, and the petitioner also requests a permit for parking in a residential zone

The subject property is located at the southeast corner of McDonogh and Winands Roads in the Second Election District of Baltimore County. It encompasses all of the frontage on the east side of McDonogh Road between Winands Road and the propose Brenbrook Road, which intersects the subject property at its southwestern corner, and contains approximately 910.8 feet of frontage on the south side of Winands Road. The entire tract contains approximately 25.8 acres. The petitioner seeks a reclas to S.L. (Business Local) on approximately 3,7318 acres, and reclassification of approximately 15.7 acres to R-A (Residential Apartments). Upon the balance 6.3839 acre of land, the petitioner seeks a permit for parking in a residential zone

The subject case involved two days of testimony before this Board, and included the testimony and evidence as presented by various experts, both on behalf of the er and the protestants. We will not attempt to detail this testimony and evidence, but will merely highlight same

Paul Lee, a registered professional engineer employed by Matz, Childs and Associates, testified on behalf of the petitioner, and set out the proposed uses for which these reclassifications were sought. Mr. Lee also testified that all the necessary utilities, including water, sewer, gas, and adequate provisions for storm drains now could be made at the subject site to provide all of these utilities to sufficiently handle the proposed uses. Such is a change in the circumstances which existed at the time of the

NO 70-81-85PH W & W HOMES INC SE corner McDonogh & Winands Road 2nd District Permit for parking in an R-20 residen Permit for parking in an R-10 residen R-10 to B.L R-6 and R-10 to R-A R-6 to R-A 2, 1969 Sept.

Feb. 17. 1970 Reclassification and Use Permit DENIED by Z.C. Appealed to County Board of Appeals by William I. Weinstein Esq. 24 6, 1971

8/ Feb. 3 Petition to Extend Time for Transmittal of Proceedings to 4/5/71 fd. Mar.

c/ May

Record of proceedings NOT FILED IN CIRCUIT COURT gd June

Order of County Board of Appeals GRANTING reclassification to R-A on Parcels D and E; DENYING reclassification to B.L. on Parcel C; and DENYING parking on Parcels A and B

Order for Appeal filed in the Circuit Court by Harry S. Swartzwelder, £sa.. Attorney for Protestants, O. Eugene Albright, et al. (File # 4624) Protestants' application to extend time and letter from Judge Maguire denying same filed. (from Court Dacket)

Per telepi: ne conversation with Mr. Swartzwelder - says he has filed Answer to Stay Proceeding: In Circuit Court before Judge Maguire, who will confar with Judge Menchine in lieu of oppeal filed by

Judgo Menchine DISMISSED case as moot under Bill \$100

O. EUGENE ALBRIGHT ROBERT L. LAMBORN and

Please enter an Appeal on behalf of O. Eugene Albright Robert L. Lamborn and Joan Spilman, Protestants-Appellants, from the Order of the County Board of Appeals dated January 6, 1971, and reclassifying parcels D and E petitioned for from R-6 and R-10 somes to an R-A some, the subject property being located at the Southeast corner of McDonogh and Winands Roads, in the Second Slection District of Maltimore County, to the Circuit Court for Baltimore County

Harry S. Swartzwelder, Jr.

I HEREBY CENTIFY, that on this day of Pebruary, 1971, copy of the foregoing Order for Appeal was mailed to County Board of Appeals, County Office Building, Towson, Maryland; and William I. Weinstein, Esquire, 1 East Redwood Street, Baltimore, Maryland.

Harry S. Swartzwelder, Jr.

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

ORDER FOR APPEAL

400 Totman Building 210 East Redwood Street Baltimore, Maryland Attorney for Appellants

3.

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DATE

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The Petitioner seeks a Roclassification of his property from

Without reviewing the evidence in detail, the Zoning Commis-

For the aforegoing reasons, UT IS ORDERED by the Zoning

R-6 and R-10 zones to RA and BL zones. Permission to use a residential

sioner of Baltimore County feels that the Petitioner has feiled to show either

error in the original zoning map or such substantial changes in the character

of the neighborhood to justify granting the Petition. By necessity, the re-

Commiss oner of Baltimore County, this _____/___ day of February, 1970

the above described preperty or area be and the same is hereby continued as

and to remain R-6 and R-10 zones. The Petition for a Special Hearing for

that the above reclassification be and the same is hereby DENIED and that

quest for a special use permit for parking must be dismissed.

treet parking in a residential zone is also DENIED

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

101 00 00

RE. PETITION FOR RECLASSIFICA- :

PETITION FOR RECLASSIFICA: TION AND SPECIAL HEARING SE/corner of McDonogh Road and: Winands Road - 2nd District

& W Homes, Incorporated -

Petitioner NO. 70-81-RSPH (Item No. 47)

tract for off-street parking is also requested

...

W. & W. Homes, Inc. - #70-81-RSPH

original adoption of this map.

HAS

Mr. Bernard Willemain, a well-known city planner and zoning co testified on behalf of the petitioner, and cited the various changes in this character of the neighborhood which in his judgment sufficiently affected the area to warrant the requested tions. It was his judgment that the proposal as set forth on petitioner's exhibit #1 is an excellent plan and land use development scheme

Mr. Hugh Gelston, an equally well-known zoning consultant, realist and , also testified for the petitioner. Mr. Gelston cited various changes in the character of the neighborhood to support the reclassifications as requested by the petitioner These citations included case #65-375 and case #66-54, which represented changes to more intensified densities. In addition, both of these expert witnesses detailed school population problems, and the general population situation in the Second Election District of Baltimore County as it affected the subject property. A traffic expert also testified

Mr. Richard Moore, Assistant Traffic Engineer for Baltimore County, testifie '1 opposition It was Mr. Moore's opinion that the traffic generated at the subject site by the granting of this petition would have an adverse effect upon the traffic flow in this area

Mr. George E. Gavrelis, Director of Planning for Baltimore County, also testified in apposition to this petition, it being his primary thought that the proposal should be handled on the new comprehensive zoning maps and not by way of the petition process. Mr. Gavrelis was impressed with the scheme of the proposed development, but was not in

The subject proposal is detailed and set out on petitioner's exhibit #1, and this proposal is divided into five parcels. This is significant as it is the conclusion of this Board that a portion of this zoning should be granted and a portion should be denied For purposes of identification, this Board will refer to Parcels A through E as set out on petitioner's exhibit *1 and as detailed by legal descriptions of each, said legal descriptions W. & W. Homes, Inc. - 70-81-RSPH

being contained in the official zoning file for this case; i.e., file #70-81-RSPH.

It is the judgment of this Board that the petitioner's request for reclassification to Pusings Local zoning and the accompanying special permit for parking in a residentia one should be denied, as there is not sufficient evidence of change or error to warrant This would involve all of the property included in Parcels A, B and C, as described on petitioner's exhibit #1 and set out in legal descriptions in the case file.

Considering in detail the testimony and evidence of change in the character of the neighborhood, it is the judgment of this Board that the community might be well served by the granting of the requested ruclassification to Residential Apartments. The proposed road patterns, the new available utilities, and the various zoning reclassification epresent changes in the character of this neighborhood which would warrant the granting of the requested R-A reclassification. This would involve all of the area included in Parcels D and E, as shown on petitioner's exhibit *1 and set out in legal descriptions in the case

In granting the request for Residential Apartments and denying the reques for the Business Local zoning, it is the feeling of this Board that it has taken into consideration the effect the Winand, Road intersection and also the major effect that Brenbrook Road, as the primary collector road in this area, will have upon the subject property. The Residential Apartments would fit well into the scheme of development at the intersection of McDonogh Road and Brenbrook Road, which when fully developed will provide the major and primary north-south access between Liberty Road and Reisterstown Road, in this section of the Second Election District of Baltimore County. would be comparable to the Rolling Road-Old Court Road cross-county collector system.

Hence, without further detailing the testimony and evidence in this case, the petitioner's request for Business Local zoning and the accompanying special permit for parking in a residential zone will be denied, and the request for Residential ApW. & W. Homes, Inc. - #70-81-R-SPH

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 6th of January, 1971, by the County Board of Appeals, OR DERED that the reclassification from R-6 and R-10 zones to an R-A zone on Parcels D and E petitioned for, be and the sam is hereby GRANTED; and i. is

FURTHER ORDERED that the reclassification from an R-10 zone to a B.L. zone on Parcel C petitioned for, be and the same is hereby DENIED; and it is

FURTHER ORDERED that the use permit for parking in a residential zone or Parcels A and B petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 11 %, subtitle B of Maryland Rules of Procedure, 1961 edition.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

AUG 2 4 1971

Febr.ary 20, 1970



Zoning Commissioner County Office Building Towson Maryland 21204

Potition for Reclassification and Special Hearing SE/corner of McDonog, Road and Winands Road-2nd District W & W Homes, Incorporatad-Petitioner NO. 70-31-RSPH (Item No. 47)

Please be advised that my client, W & W Homes, Inc., Petitioner in the above captioned matter, feeling aggrieved by the Order of the Zoning Commissioner dated February 17, 1970, hereby serves notice that it desires to age

I enclose herewith, check no. WW1950 from W & W Homes, Inc. made payable to Baltimore County, Maryland in the amount of Seventy Dollars (570.00) representing the filing cost of said appeal to the County Board of Appeals.

Please acknowledge receipt and acceptance of this notice of appear

Very truly yours,

William Went William I. Weinstein

Wiw:jr encl.

Attorney for Petitioner

CERTIFIED MAIL RETURN RECEIPT REQUESTED

F.S. Also enclosed my check made payable to Baltimore County, Maryland in the amount of Twenty Dollars (\$20.00) representing the cost of posting the property for appeal hearing.

MCA 🗆 O D

\$70-81 ESPH.

Western

BL

AREA

NW-8-1

DESCRIPTION

5. 2748 ACRE PARCEL, SOUTHWEST CORNER OF MCDONOGH ROAD AND WINANDS ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY. MARYLAND,

This Description is for a Parking Permit in an R-20 Residential Zone

PARCEL "A"

Beginning for the same at the intersection of the center lines of 'AcDonog's Road and Winands Road, and at the beginning of the sixth or S 68-1/2° E 55.2 perch line of the land conveyed by Ada K. Beall and husband to Washington Housing Corpporation, by deed dated March 6, 1946 and recorded among the Land Records of e County in Liber R.J.S. 1438, page 473, running thence binding on said sixth line and on the center line of said W nands Road, (1) S 73° 37' 40" E 910, 80 feet, thence (2) S 10° 02' 23" W 252.50 feet, thence along the ling between area 2R-20-8 and area 2R-19-3 on the Zoning Map of Baltimore County, (3) N 74 ° 06' 20" W 882.68 feet, thence binding on the center line of McDonogh Road and on the outlines of the land herein referred to, two courses: (1, N 00° 26' 18" E 149. 53 feet, and (5) N 08° 56' 18" E 115, 50 feet to the place of beginning

Containing 5, 2748 acres of land.

HCW mpl

August 1, 1969

MCA DOD

DESCRIPTION

1. 1091 ACRE PARCEL, EAST SIDE OF MCDONOGH ROAD, SOUTH OF WINANDS ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description 's for a Parking Permit in an R-10

PARCEL "B"

Beginning for the same at a point in the center line of McDonogh Road, where the same is intersected by the line between area 2R-20-8 and area 2R-10-3 on the Zoning Map of Baltimore County, said beginning point being distant 265, 03 feet, as measured southerly along the center line of said McDonogh husband to Washington Housing Corporation by deed dated March 6, 1946 and recorded among the Land Records of Baltimore County in Liber R.J.S. 1438, page land, running thence binding on said center line of McDonogh Rood and reversely on the outlines of said land two courses: (1) S CO * 26' 18" W 180.47 feet, and (2) S O3' 03' 42" E 75. 13 feet, thence three courses: (3) S 74" 06' 20" E 197. 29 feet, (4) N 01' 55' 00" W 95. 89 feet, and (5) northerly, by a curve to the right with the radius of 2115.00 feet, the distance of 159,66 feet, thence along the aforementation zoning line, (6) N 74* 961 20" W 197. 40 feet to the place of beginni Containing 1, 1091 acres of land,

DESCRIPTION

3.7318 ACRE PARCEL, EAST OF MCDONOGH ROAD, SOUTH OF WINANDS ROAD, SECOND ELECTION DISTRICT, BALTIMORI COUNTY RYLAND,

THIS DESCRIPTION IS FOR B-L ZONING

PARCEL "C"

Beginning for the same at a point on the line between area 2R-20-8 and area 2R-10-3 on the Zoning Map of Baltimore County, at the distance of 197.40 feet, as measured southeasterly along said line from a point in the center line of McDonogh Road and the outlines of the land conveyed by Ada K. Beall and husban to Washington Housing Corporation by deed dated Marci: 6, 1946 and recorded among the Land Records of Baltimore County in Liber R. J. S. 1438, page 473, said last mentioned point being distant 265.03 feet, as measured southerly along the center line of said McDonegh Road and reversely along the outlines of the land hereia referred to from the center line of Winands Road and from the end of the fifth line of said land, running thence along the aforementioned zoning line, (1) S 74° 06' 20" E 685. 28 feet, thence four courses: (2) S 10° 02' 23" W 246. 29 feet (3) N 74° 06' 20" W 638.02 Yent, (4) N 01° 55' 00" W 95.39 feet, and (5) northerly, by a curve to the right with the radius of 2115.00 feet, the distance of 159.66 feet to the place of beginging.





Vid 21204, Tel 301 823 J900

DESCRIPTION

14.2 ACRE PARCEL, EAST SIDE OF MCDONOGH ROAD, SOUTH OF WINANDS ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND,

This Description is for R-A Zoning

PARCEL "D"

Beginning for the same at a point in the center line of McDonogh ? oad and in the outline of the land conveyed by Ada K. Beall and husband to Washington Housing Corporation by deed dated March 6, 1946 and recorded among the Land Records of Baltimore County in Liber R.J.S. 1438, page 473, at the distance of 520.63 feet, as measured southerly along the center line of said McDonogh Road and reversely a. ag the outlines of said land from the center line of Winands Road and from the end of the fifth line of said land, running thence binding on said center line of McDonogh Road and reversely on the outlines of said land two courses: (1) S 03° 03' 42" E 617. 87 fees, and (2) S 01° 33' 42" E 414. 44 feet, thence: (3) S 82° 18' 10" E 319 feet, more or less, to a point on the second line of the area zoned 2 R-ó-2 ou the Zening Map of Baltimore County, thence binding on a part of said second line and binding on a part of the third line thereof two courses, (4) N 01 33' 42" W 225 feet, more or less, and (5) S 73" 37' 40" E 337 feet, more or less, to a point on the east outline of said land conveyed to Washington Housing Corporation,

thence binding thereon two courses: (6) N 01° 59' 40" W 13 feet, more or less, and (7) N 10° 02' 23" E - 721. 83 "et, thence (8) N 74" 16' 20" W - 835. 31 feet to the

Containing 14.2 acres of land, more or less.

RWB:mpl

J.O. #69012

August 4, 1969

MCA $\square \bigcirc \triangleright$

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301 823 0900

DESCRIPTION

1. 5 ACRE PARCEL, EAST OF MCDONOGH ROAD, SOUTH OF WINANDS ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for K-A Zoning

PARCEL "E"

Beginning for the same at a point on the pinth line of the land described in the deed from Ada K. Beall and others to Washington Housing Corporation, dated March 6, 1946 and recorded among the Land Records of Baltimore County in Liber R. J. S. 1438, page 473, and distant S 10° 02' 23" W 1220, 62 feet and S 01° 59' 40" E feet, as measured along the east outline of said land, from a point in th center of Winands Road, said point in Winands Road being distant S 73° 37" 40' E ming thence binding on a part of the southernmost outline of the land now owned by Washington Housing Corporation, (1) N 82" 18' 10" W - 326 feet, more or 'o a point on the second line of the area zoned 2 R-6-2 on the Zoning Map of Baltimore County, theree binding on a part of said second line and binding on a part of the third line thereof two courses: (2) !! 01" 33' 42" W 225 feet, more or less, and (3) S 73' 37' 40" E - 337 feet, more or less, to a point on the east outline of said land conveyed to Washington Housing Corporation, thence binding thereon, (4) S 01° 59'

Water Supply # Sewerage • Drainage • Highways # Structures • Developments • Hanning • Report



40" E - 165 feet, more or less, to the place of beginning Containing 1.5 acres of land, more or less

69012

August 4, 1969



Water Supply ■ Sewerage ⊕ Drainage ▶ Highways ■ Structures ● Developments ▶ Planning ■ Reports

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Window Shades	POINT G. HORE RONING COMMERIONER OF BALTIMORE COUNTY	
~	BALTIMORE COUNTY	
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4 51605

70-81 RSPH

CERTIFICATE OF POSTING ARTMENT OF BALTIMORE COUNTY

District 2 Md	Date of Posting Cel. 4, 1969
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HOMES .	ENG.
Petitioner: AZ. 2122	uen and because to Dife
Location of property: JAL COR. A.	HCDOWOOD + WINANDS Rds
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Location of Signs: W. B. 3/3	100 PT - T SOF WINNEST Rd & F/SOF
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0 CERTIFICATE OF POSTING ARTMENT OF BALTIMORE COUNTY

District 21	Date of Posting 147.6/1 7.1970
Posted for: ATP144	
Petitioner: JUFN HOURS JAS	
Location of property: St. CLOKER MCD	CUCAUS WINANIS DAS
Location of Signa D. E.IS. C.F. H. Dien a 614 R	
Q Sts of Windads Rd 400 FT W. O. Remarks: Sat 400 A Rd 15 COLY A PAPER	F. M. DONDEH THE BOFF OF HE DONCER W.
Posted by Aska M. Mask	Date of return: MARCH 13 19 70

70-81-R-SPH

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspar at printed of one time ... xomossiccorecks before the ... 23rd appearing on the 2nd day of Cotober THE JEFFERSONIAN, L Land Study

TELEPHONE

SALTIMORE COTY OFFICE OF PLANNING AND ZONI County Office Suilding 111 W. Chesapeake Avenue Towars, Karyland 21205 Your Petition has been received and accepted for filing this Petitioner's Attorney Willem I. Sel Chairman of Advisory Committee

	BALTH DRE COUNTY, MARYLOND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 BY.	c. 29, 191
то.	METURN THIS PORTION WITH YOUR REMITTANCE	TOTAL ANDUN
QUENTITY	ACCOUNT NO. DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
00:00:00	Publisher for Instantification and Soutial Maring	50.00
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TELEPH ONE 623.3000 EXT. 367	DALTIMORE COLINTY MARVIAND	7026 23. 1969
To:	V and U. Immen, 3ms, 51 dies Middle Reed Gless Burnie, Md. 21061 ACCOUNT NO. 01-622 ACCOU	*\$102,38°
- 66 m. 23	Advertising and posting of property #70-81-RSPM	104/88
10688#	A	

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. Edward D. Hardesty, Deputy Zoning Date. October 10, 1969

FROM Mr. George E. Gavrelis, Director of Planning

SUBJECT Petition # 70-81 RSPH. Reclassification from R-6 and R-10 to R.A. and B.L. Zones. W. and M. Homes, Inc. Petitioners. Southeast corner of McDonogh & Winds Roads.

and District

HEARING: Thursday, October 23rd, 1969 (1:00P.M.)

- This is a classic example of undersirable, objectionable and unwanted spot zoning and could open up the area for further additional convertigization.
- Church Lane Elementary School is now operating with more students than the school is able to handle. The Jevelop-ment of apartments would worsen this condition.
- The Planning Board Adopted Map for Public Hearing recommends this area stay residential. Both Winands and McDonogh Koads are residential collectors and should remain as such.
- 4. The present zoning would generate approximately 1100 trips per day. The proposed zoning would generate six times that such over 6500 trips per da. Both McDonog has ditands Roads exist as 20 foot paved roads. Neither road could possibly headle this proposed increase in traffic.
- This request should be handled through the Comprehensive Map process.





No. 64742

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Deputy Zoning Date. October 23, 1969
Commissioner

FROM. Mr. Gappeg E., Covreiliz, Director of Planning SUBJECT. Petition. 70-81. RSPH. . Raclassification from R-6 and R-10 to R.A. and B.I. Zons. W. and W. Homes, Inc., Petitioners. Southeast corner of McDongh & Winds Roads.

2nd District

HEARING: Thursday, October 23, 1969 (1:00 P.M.)

Amended comments are herewith submitted relative to the subject petition:

- The Planning Board has adopted preliminarily a map showing recommendations for comprehensive zoning in this area. The public hearing thereon is set for October 229, 1909. The map recommends that the subject property retain its present single family residential zoning.
- This request for reclassification should be resolved through the comprehensive map process rather than by petition.

GEG:bm



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

William I. Weinstein, Esq.

Baltimore, Maryland 21202

One Fast Rechand Street

concerned.

BUREAU OF ENGINEERING:

Highways:

COUNTY OFFICE BLDG 111 T Orestrate Ave. Tower, Maryland 21784

OLIVER L. MYEY

OLIVER L. MYEY! Chairman

ALMARAS

BUSINESS OF ENGINEERING DEFARIMENT OF

STATE READS COMMISS

HEALTH DEPAR MENT
PROJECT PLANNING
MISLOING DEPARTMEN
BOARD OF EDIT ATION

ZONING ADMINISTRATIO INDUSTRIAL DEVELOPMENT September 16, 1969

RE: Type of Hearing: Reclassification

Petitioner: W. & W. Homes, Inc.

2nd Pistrict

The Zoning Advisory Committee has reviewed the

following comments are a result of this review and inspection.

The subject property is presently unimproved with the

We are generally in accord with the subject plan is recent

to the proposed alignment, right f-way width and pavement section of McDonogh Road and Minands Road. The subject plan should indicate that the property owner also owns the parcel of land

located at the northeast corner of McDenoch Road and Winnes Road.

Therefore, we would comize the property owner to dedicate all highway rights-of-way for the relocation of Winands Road, at no cost to the County, in exchange for relinquishing all rights, tile and interest that the County may possess in the existing roadway of Winands Road, Nowever, the County will retain a

10-foot wide minimum easement over any utilities that exist in the present readway of Winands Road and that are not relocated, highway widening w.11 also be required along the Frontage of this

property adjacan, to McDonoch Road.

plans submitted with the above referenced potition and has

surrounding properties to the northwest, east and south improved with dwellings from new to twenty years of age, in

are not improved as far as concrete curb and gutter are

good repair. Winands Road and McDonoch Road in this location

made an on site field inspection of the property. The

from an R-6, R-10 zone to an R-A 5 B-L

Committee Meeting of September 2, 1969

Location: SE/S of McDonogh Rd. 5 Winands Rd.

premoer 10, 1505

BUREAU OF ENGINEERING: (Continued)

William I. Weinstein, Esq.

One Fast Redwood Street

Page 2 Item 47

Baltimore, Haryland 21202

The proposed highway improvements for HcDonogh Road and Winands Road are currently being designed for construction under a County contract. (See Baltim're County Bursau of Engineering drawings 69-0730-5 to 69-0733-5 inclusive, Job Order 5-1-2641).

September 16, 1969

We are also in accord with the right-of-way and parement width shown on the plan for Selina Road, however, since no portion of Selina Road sheen recorded in the proposed subdivision of Imperial Gardons, this road shall beer the name of Lesan Road. The alignment with the nerviously proposed Selina Road as established on the tentativity aproved plat of Imperial Gardons.

Proposed Brenbrook Road is anticipated to coincide with the alignment of the proposed RcDonogh Road high ay improvements at the extreme southmesterly corner of the subject property and should be indicated on the subject plan.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County standards.

It shall be the responsibility of the patitioner's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drainage facilities will be required in connection with any subsequent grading or building permits.

The Applicant must provide recessary drivinage facilities (temporary or otherwise) to prevent creating any nuirances : demages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which ray result, due to improper grading or other drainage facilities, bould be the full responsibility of the Applicant.

Sediment Control:

Development of this property through stripping, grading, and strbilization 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 issuance of any grading or building permits.

William I. Weinstein, Esq. One East Redwood Street Baitimore, Maryland 21202 Item 47 Page 3

September 16, 1969

BUREAU OF ENGINEERING (CONTINUED):

Sanitary Sewers

Public sanitary sewerage is available or can be made available to serve this property; however, the plan should be revised to indicate the manner in which the property will be served.

Waters

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:

As presently Zoned the subject site will generate approximately 1100 trips per day. The proposed zoning should generate approximately 6500 trips per day. **Clonegh and Winands Road exist as 20 foot paving. Roads of 'lis nature cannot be expected to handle this increased trip density.

BUILDING ENGINEER'S OFFICE:

Petitione shall conform to Baltimore County Building Code,

BOARD OF EDUCATION:

Affect on student population could range from 32 students as now zoned to 50 students if garden type opertments were constructed. The BL area would yield no students. Factors were obtained from a 1968 study of this area.

FIRE DEPARTMENT:

Any use petitioner would propose for site shall meet all fire Department regulations.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Wil'(am I. Weinstein, Esq. One East Netwood Street Baltimore, Haryland 21222 Item 47 Page 4

September 16, 1969

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 90 days after the date on the filing certificate, will be forwarded to you in the neer future.

Very truly yours,

OLIVER L. HYERS, Chairman

OLM: JD

