#71-5 RX AMENDEDPETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Likita Q. Landert L. Conserved M., Debboord, ET. M. ... legal owner. A of the property attuate in Baltimore PROPERTY of the property attuate in Baltimore PROPERTY and which is described in the description and plat attached hereto and made a part forced. The property property is re-classified, plantament of the property is re-classified, plantament of the property is re-classified, plantament of the property attention of the prop IANTH CS TERM zone to an ARCH to the Zoning Law of Baltimore County, from an... R-6... NW-3-F ...zone; for the following reasons DISTMAPS &

le Error in the original zoni	ino.	EL-X
	•	CNS
2. Change in the character	of the neighborhood	
 And for other reasons set attached hereto in compl 		1 9
See attached descrip	tion	I S
and (2) for a Special Exception, under the said Zoni	ng Law and Zoning Regulation	ns of Baltimore
Crunty, to use the herein described property, for		
Property is to be posted and advertised as pre	scribed by Zoning Jegulations.	100
!, or we, agree to pay expenses of above re-class	sification and/or Special Excep-	tion advertising.
posting, etc., upon filing of this petition, and furth	er agree to and are to be boun	d by the zoning
regulations and restrictions of Baltimore County ado	opted pursuant to the Zoning La	w for Baltimore
County	They fee Mankey	
	. Dridb Surgar	1 1
David R. Horn	Wa W Student	
SUN OIL CUMPANY	. Mary 7. Thegran	4
Contract purchaser	0 4	egal Owner
Address . 1919 Russell Street	Xula Q	Kambert
Balcimore, Md. 21230	VII A VII TONNO TONNO TONNO AND	
Fred Ellaulit	,	11
Fred E. Maldrop		
Petitioner's Alforney	Protesta	ent's Attorney
Address Loyola Federal Building Towson, Md. 21204		
ORDERED By The Zoning Commissioner of Ba	illimore County, this 181	th day
ofhme197 0 that the subject		admental as

• PETITION FOR RECLASSIFICATION BEFORE THE ZONING COMMISSIONER NE/S Windsor Mill Road, 295* NW of Gwynn Ook Avenue OF . BALTIMORE COUNTY JOSEPH A. SHEPPARD, et al,

required by the Zoning Law of Baltimort County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the jublic hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimor day of July

Edward D. Hardes

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71:2170

MEMORANDUM

Petitioners, JOSEPH A. SHEPPARD, et al, by their attorney, FRED E. WALDROP, pursuent to the requirements of Bill 72 (1969) of the County Council of Baltimore County, Maryland assign the failowing reasons in support of their Petition for

I. Error in original zoning -- ariginal plan did not take into effect the future growth of the western area and the need for commercial uses in that area.

2. Genuine change in the character of the neighborhood. The following

(a) 64-52 XA - SE Corner of Clarks Lane & Windsor Mill Road R-5 Fire Company Granted by Zoning Commissioner December 31, 1963.

(b) 64-152R - WS Gayrandale Avenue and NS Gwynn Oak Avenue R=10 & R-6 & B.L. to BR Amusement Park

Granted by Zoning Commissioner July 15, 1964

(c) 65-247R - SE/S Windsor 31vd. & Emex From R-6 to RA Granted by Zoning Commissioner November 19, 1965

(d) 65-31IP - S/W Corner East NW Corner of Kincheloe Avenue & Thaver Terrace R-6 to RA

AMENDED PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION .

#71-9 EX TO THE : NING COMMISSIONER OF BALTIMORE COUNTY Lula Q. Lambort
I, or we, Joseph A. Sheppard, Et Al., legal owner. of the property situate in Ballin County and which is described in the description and plat attached hereto and made a part hereof, 2-8 hereby petition (1) that the zoning status of 'he herein described property be re-districted, pursuant district; for the following reasons:

The subject property met the standards for a CNS District and as such was secomenaded by the Planning Board and adopted by the 'County Council and was so indicated on the District for the District for the District for the District for the County Council and the so indicated on the District for the major that the requirements of \$111 ft. 40. A hearing was held before the Zoning Committion requesting a spacel exception for the subject property which was granted on April '20, 1979. By sold Zoning Commissioner from which there was no appeal.

DUT MIND 2 E

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for new colonial automotive service station

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-districting and/or Special Exception advertising posting, etc., upon filing of this pelition, and further agree to and are to be bound by the zoning

mary Low Sheppird SUN DIL COMPANY Contract p - Luca O Lambert Address . 1910 Russell Street Win W Seufferd Ped E Stalding mary I Shypaid

...... 196..., that the subject matter of this petition '-e advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through "Baltimore County, that property be posted, ind that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the.. day of......, 196.. at . . .o'clock

Zoning Commissioner of Baltimore County

(e) 68-9-R - NW/S Summit Avenue 291° SW of Windsor Mill Road From R=6 to RA (Apartments)

Granted by Zoning Commissioner July 10, 1967

(f) 68-54 R - W/S of Woodlawn Drive ISO' South of Dogwood Road R-6 - RA to M. L. (Granted in Part)

(g) 68-233 RXA - NE/S Windsor Mill Road 315' SE of Gwynn Oak Avenue From R-6 to RA (Office Building)

Granted by Zonina Commissioner April 22, 1968

3. The granting of Petitoner's request will benefit the community by

Michal FRED E. WALDROP

FREE THE OFFICE OF
GENERE WILLIAM SIZEHENS, IN. AND ASSOCIATES, INC.
ENGLINEES
P. O. BOX # 6828, TOWSON, HD. 21204

Description to Accompany Zoning Petition For Meclassification from Ealating R-6 Zone to BL Zone and CMS District with Special Exception for Automotive Service Station The Sun Oil Company.

Beginning for the same at a point on the northeastern Right-of-Way line of Windsor Hill Road of variable width, said point being northwesterly 295 feet more or less from the center line of Guynn Cak Avenue, running thence binding northeastern Right-of-Way Line of Windsor Mill Road North 54° 00' 48" West 193.28 feet, thence leaving said Windsor Mill Road and binding on the cutline the six following courses, yiz: first North 47° 52' 45" East 46.52 feet, second North 70° 49' 38' East 43.06 feet, third by a Mine curving to the left having a radius of 325.00 feet and an arc of 144.64 feet, said curve meins subtended by a chord bearing of North 58° 24' 38" Zast for 143.45 feet, fourth North 45° 19' 38" East 117.41 feet, fifth South 46° 04' 55" East 130.75 feet, and sixth South 45° 55' 05" West 314.61 feet to the place of beginning.

Containing 1.122 acres of land more or less.



MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date July 16, 1979

FROM Elloworth N. Diver, P.E.

SUBJECT Item 5 (1970-1971) Men. S.WYE-WILL

Property somet Joseph A. Speppard, et al.
574 site of Window Mill, 297 M/3 of born Oak Ave.
District: 200

Present Joning: Actass, to EL and redistrict to CIS
Sport, except for authority Series.

No. Acres: Efficient Fig. 100

No.

The comments supplied for this preparty (copy attached) in connection with Item 152 (1965-1976) remain whild and applicable to the plat submitted for Zoning Advisory Coomstee review in connection with unjust Item 5 (1970-1971).

Essent of Diver

END: EAR: PWH: ng

BALTIMERE COUNTY OFFICE OF PLANKING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120h

Your Petition has been received and accepted for filing this

July Edward D.

Petitioner Joseph A. Shepperd, et al

Petitioner's Attorney Fred E. Waldrop, Esq.

MICROFILMED

9 51605

CERTIFICATE OF POSTING ENT OF BALTIMORE COUNTY

Date of Posting July 6- 1970 Posted for LEGASSI (ALTINE AS TERMS - TREATH FREE FOR ANTMOTIVE SONG.
POSTON - LEGIT MET THE WINTERSTY TO CAN STREET FOR ANTMOTIVE SONG.
POSITION - SOLEMA AS MERCHAN Location of property ME IS OF NINGER MILL Rd. 285 FT. D. C. OF GNYEN OAK AVE

Location of Signe (-2-3- 6 4 14 WINSOR MILL Rd. -45-6) 6416 NINGSOR MILL Rd. (-78-7-) 6418 Windson MIL Rd.

Date of return July 10 1970

SURJECT. Petition 171-9-RX. Northeast side of Windsor Mill Road 295 feet Northwest of Gwynn Ode Avenue.
Petition for Reclassification from R-6 to B.L. Zone.
Petition for Special Exception for Automotive Service Station.

BALTIMORE COUNTY, MARYLAND

NTER-OFFICE CORRESPONDENCE

Petition for Reclassification from R+6 to B.L. Zone.
Petition for Special Exception for Automotive Service Station.
Petition for Redistricting from Undistricted to C.N.S. District
Joseph A. Shoppard, et al. – Petitioners.

TO Mr. Edward D. Hardesty, Zonina Commissioner Date July 21, 1970

FROM Mr. George E. Gavrelis, Director of Planning

HEARING: Wednesday, July 22, 1970 (10:00 a.m.)

The Staff of the Oifice of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B.L. Zone together with special exception for automotive service staff on and petition for redistricting to C.N.S. and we have the following advisory comments to make relative to pertinent planning factors:

This office regards the subject petition as a companion to an earlier case where a special exception for an automative struice station had been issued. An error or commission on County work mapp had indicated that the subject property was zoned for business purposes and districted C.N. 5. In gits of the error, we feel that the subject property is elated to the set of the commercial node of Woodlown in a manner so as to justify both the Business, Local zoning and the C.N.S. districts.

GEG:msh



Granted by Zoning Commissioner August 30, 1966

11-16-20

Pursuant to the advertisement, posting of pro;rty, and public	hearing on the above petition and
it appearing that by reason of substantial changes in the chi	racter of the aeighborhood
the above Reclassification should be had; and cited as the appearing	sint imperatural reconstructors
IT IS ORDERED by the Zoning Commissioner of Baltimore Co	2 4
day of July 197 0, that the herein described	property or area should be and
the same is hereby reclassified; from an	e to aBL
zone, and an a finale) discussion for accessors recommended	
) jue	missioner of Baltimore County
resuant to the advertisement, posting of property and publi	
and it appearing that by reason of	
7/6	
\ <u>\ </u>	
1 3/2	
164	
the above re-classification should NOT BE HAD, and/or the Specific Annual Control of the Spec	rial Exception should NOT BE
IT IS ORDERED by the Zoning Commissioner of Baltimore Co	ounty, thisday
of, 197 that the above re-classification	be and the same is hereby
DENIED and that the above described , " , serty or area be and the	same is hereby continued as and
to remain azone; and/or the	Special Exception for
be an	d the same is hereby DENIED
Zoning Con	missi-ner of Baltimore Count

ent, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 259.2. B. of the Baltimore. County Zoning Regulations having been met. the above Re-districting should be had; and it further appearing that by reason of the requiresments of Sections 405, 3 and 502, 1 of the Baltimore County Zoning Regulations. a Special Exception for an Automotive Service Station should be granted. July 198.70, that the herein described property or area should be and the same is hereby re-districted; from _____Undistricted___ to a _____ C.N.S. graid, from and after the date of this order, subject to the approval of .ve site plan by the Byreau of Public Services and the Diffee of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above potition and it appearing that by reason of the above Re-districting should NOT BE HAD, and or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this DENIED and that the above described property or area be and the same is hereby continued as and to remain; and or the Special Exception forbe and the same is hereby DENIED

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71-9-RX

SOUTHWEST STAR

LEGALS

CERTIFICATE OF PUBLICATION

Pikesville, Hd. July 2 , 19 70

THIS IS TO CERTIFF, that the annexes of vertisement was published in THE MORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of --- one time before the 22md day of July ,19 70 the first publication appearing on the 2ad day of July ,19 70 .

THE NORTHWEST STAR

Yanagar Armeld Landau
Coat of Advertisement, 3 12.60

MANUFACTURE AND MACHAL

Street of the property of Joseph Street, of 15 to Street on the Street, of 15 to Street, on the THE JEFFERSONIAN,

Cost of Advertisement \$

BALT:MORE COUNTY ZONING ADVISORY COMMITTEE

July 20, 1970

Fred E. Waldrop, Esq. Loyola Federal Building Tomson, Maryland 21204

RE: Type of Mearing: Redistricting from Undistricted to a C. N.S. district Location: SV side of Mindsor MII], 295' M/E of Guynn Oak Ave, Pattioner: Joseph A. Seppard, et al Comittee Meeting of July 7, 1970 2nd District Iten 2

Dear Str

COUNTY OFFICE Pa Du 111 W Chesaprake Ave. Towner, Maryland 2120

OLIVER L MYERS

BUREAU OF

DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COMMISS BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJE. PLANTING

BUILDING DEPARTMEN

BOARD OF EDUCATION

ZONING ADMINISTRATIO

INDUSTRIAL DEVELOPMENT The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition 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 improved with two dellings, with the property to the north unimproved playground area for the Baltimer Gounty Board of Education, as well as improved with a volunteer fire company and several deallings, with the property to the south improved with deallings which are presently somed BL. Windser MIII Road in this location is improved as far as concerted cut had not been supported by the property of the south service with the property to the south improved with deallings which are presently somed BL. Windser MIII Road in this location is improved as far as concerted cut had guitter are concerned.

BUREAU OF ENGINEERING:

Hi gheays

Windsor Hill Road, an existing road, will be improved in the future as a 40 foot closed section with flexible paving on a 60 foot right-of-way. Highway improvement, including highway right-of-way widening, will be required in connection with an subsequent grading or building permit applications.

Sediment Control:

Development of this property through stripping, grading and stripping and stripping and stripping and stripping and damaging private and public holdings domaintream of the oroperty. A grading parmit is, therefore, necessary for all graning, including the stripping of 'op soil. Fred E. Waldrop, Esq. Page 2

July 20, 1970

Sediment Control: (Continued)

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

Storm Drains:

The Applicant must provide necessary drainage facilities (teappears or permisent) to prevent creating any mulsances or deseges to adjacent correction of any problem with the service of surface settle grading or improper installation of drainage facialities, would be the full responsibility of the Application.

Waters

Public water supply is available to serve this property.

Sanitary Sewers

Public sanitary sewarage is available to serve this property.

PROJECT PLANNING JIVISION:

This office has reviewed the subject site plan and offers the following comments:

The site plan must be revised in accordance with Bill 40.

FIRE DEPARTMENT:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION:

No bearing on student population,

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations. Also, see Section 409.5 and 914.4 on service stations.

red E. Weldrop, Fsq. tem 5

July 20, 1970

DEPARTMENT OF HEALTH:

Public water and sewers are available.

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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 formered to you in the near future.

Very truly yours,

OLIVER L. HYERS, Chalgeon

OLM:JO Enc.

11-16-70

