

AMENDED PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JOSEPH A. SHEPPARD, ET AL., 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 R-6 to NW-S-F and (2) for the following reasons:

1. Error in the original zoning.
2. Change in the character of the neighborhood
3. And for other reasons set forth in the Memorandum attached hereto in compliance with Bill 72.

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 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 regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

David R. Horn
Contract purchaser
Address: 1710 Russell Street
Baltimore, Md. 21230
Fred E. Waldrop
Petitioner's Attorney

Lula Q. Lambert
Legal Owner
Address: 1010 Russell Street
Baltimore, Md. 21230
Fred E. Waldrop
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of June, 1970, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of July, 1970 at 10:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

AMENDED PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JOSEPH A. SHEPPARD, ET AL., 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-districted, pursuant to the Zoning Law of Baltimore County, from Un-districted to NW-S-F and (2) for the following reasons:

The subject property met the standards for a C.N.S. District and as such was recommended by the Planning Board and adopted by the County Council and was so indicated on the District Map but because the property was erroneously zoned R-6 at the time of the adoption it failed to meet the requirements of Bill 740. A hearing was held before the Zoning Commission requesting a special exception for the subject property which was granted on April 20, 1968 by said Zoning Commissioner from which there was no appeal.

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 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.

David R. Horn
Contract purchaser
Address: 1010 Russell Street
Baltimore, Md. 21230
Fred E. Waldrop
Petitioner's Attorney

Lula Q. Lambert
Legal Owner
Address: 1010 Russell Street
Baltimore, Md. 21230
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Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

PLAIN THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P. O. BOX # 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
For Re-classification from Existing R-6 Zone
to B.L. Zone and C.N.S. 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 northeasterly 295 feet more or less from the center line of Gwynn Oak Avenue, running thence binding along the said northeastern right-of-way line of Windsor Hill Road North 54° 00' 48" West 193.28 feet, thence leaving said Windsor Hill Road and binding on the outline the six following courses, to: first North 47° 52' 45" East 44.52 feet, second North 70° 49' 38" East 41.00 feet, third by a line curving to the left having a radius of 325.00 feet and an arc of 144.64 feet, said curve being subtended by a chord bearing of North 58° 34' 38" East 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

TO: Edward Hardesty
ATTN: Oliver L. Myers
FROM: Joseph A. Sheppard, et al.
SUBJECT: Item 5 (1970-1971)
Property owner: Joseph A. Sheppard, et al.
5/4 side of Windsor Hill, 295' N/S of Gwynn Oak Ave.
District: 2nd.
Present Zoning: R-6 and undistricted
Proposed Zoning: B.L. and redistrict to C.N.S.
Spec. except for automotive service station
No. Acres: 1.122 ac. +/-

General:

The comments supplied for this property (copy stamped) in connection with Item 132 (1969-1970) remain valid and applicable to the plat submitted for Zoning Advisory Committee review in connection with subject Item 5 (1970-1971).

Edward D. Hardesty
Chief, Bureau of Engineering

ENCLOSURE

11" x 5.5" Key Sheet
9 x 10 3/4 22 Position Sheet
12 1/2" Top
8 1/2" Tax

PETITION FOR RECLASSIFICATION

From R-6 to B-L

NE/S Windsor Mill Road, 295'

NW of Gwynn Oak Avenue

JOSEPH A. SHEPPARD, et al.,

Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF
- * BALTIMORE COUNTY

MEMORANDUM

Petitioners, JOSEPH A. SHEPPARD, et al., by their attorney, FRED E. WALDROP, pursuant to the requirements of Bill 72 (1969) of the County Council of Baltimore County, Maryland assign the following reasons in support of their Petition for Zoning Re-classification:

1. Error in original zoning — original 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 changes have occurred:

- (a) 64-52 XA — SE Corner of Clark Lane & Windsor Mill Road
R-6 Fire Company
Granted by Zoning Commissioner December 31, 1963.
- (b) 64-152R — WS Gwynndale Avenue and NS Gwynn Oak Avenue
R-6 & R-6 B.L. to BR Amusement Park
Granted by Zoning Commissioner July 15, 1964
- (c) 65-247R — SE/S Windsor Blvd. & Essex
From R-6 to RA
Granted by Zoning Commissioner November 19, 1965
- (d) 65-31IP — S/W Corner East NW Corner of Kinchloe Avenue & Thayer Terrace R-6 to RA
Granted by Zoning Commissioner August 30, 1966

FRED E. WALDROP
ATTORNEY AT LAW
BALTIMORE COUNTY, MARYLAND
21204

- (a) 68-3-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 150' South of Dogwood Road
R-6 to 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 Zoning Commissioner April 22, 1968

3. The granting of Petitioner's request will benefit the community by providing needed commercial development in the area.
4. For such other and further reasons to be submitted at the time of the hearing.

Fred E. Waldrop
FRED E. WALDROP

GEG:mh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

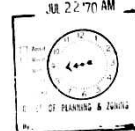
SUBJECT: Petition #71-9-RX... Northeast side of Windsor Mill Road 295 feet Northwest of Gwynn Oak Avenue.
Petition for Re-classification from R-6 to B.L. Zone.
Petition for Special Exception for Automotive Service Station.
Petition for Redistricting from Undistricted to C.N.S. District.
Joseph A. Sheppard, et al - Petitioners.

2nd District

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

The Staff of the Office 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 station 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 automotive service station had been issued. An error of commission on County work maps had indicated that the subject property was zoned for business purposes and districted C.N.S. In spite of the error, we feel that the subject property is related to the rest of the commercial node at Woodlawn in a manner so as to justify both the Business, Local zoning and the C.N.S. districting.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

18th day of July, 1970.

Edward D. Hardesty
Zoning Commissioner

Petitioner: Joseph A. Sheppard, et al

Petitioner's Attorney Fred E. Waldrop, Esq. Reviewed by George E. Connelley
Chairman of the Advisory Committee

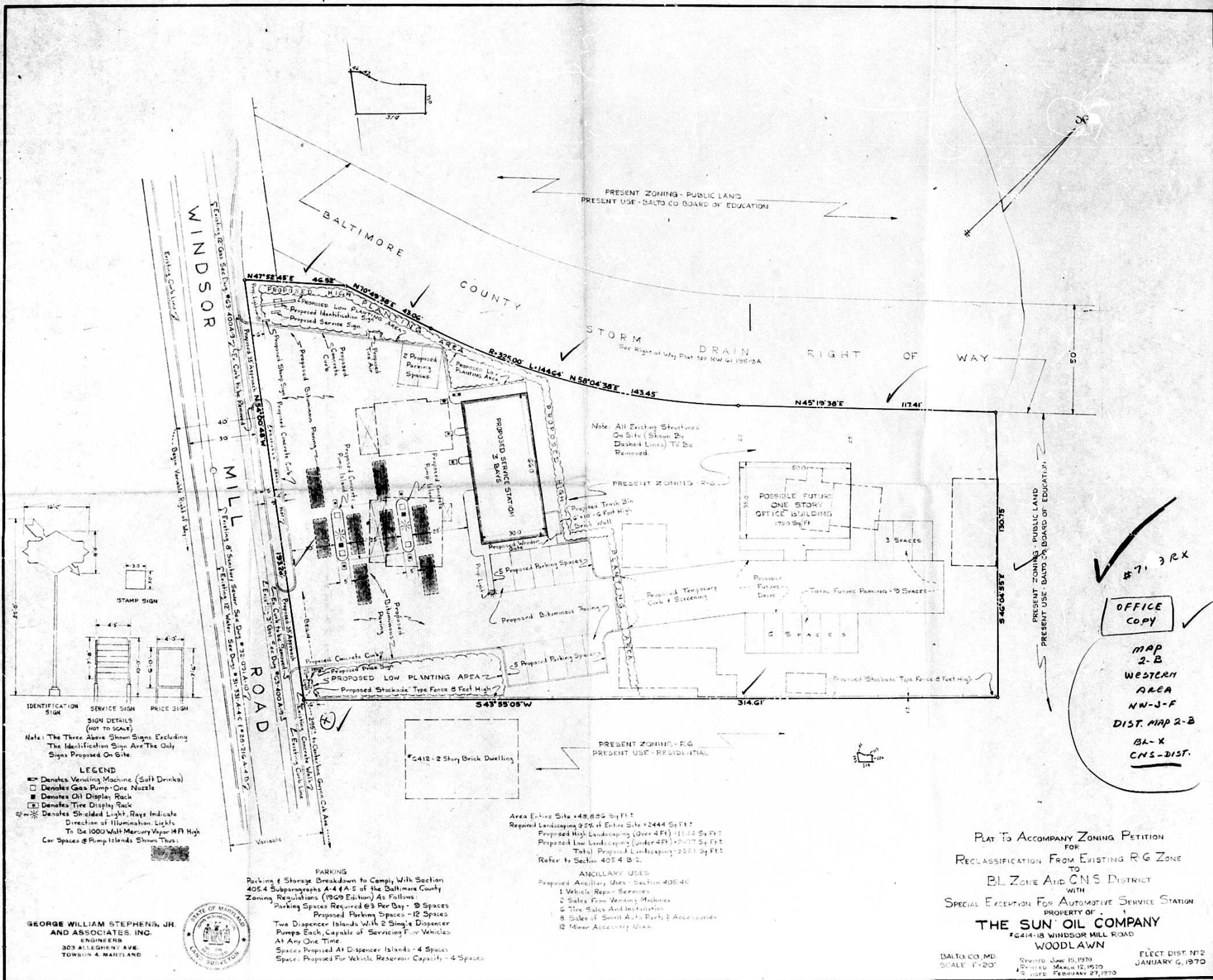
MICROFILMED

9 516NS

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: July 6, 1970
Post for: RECLASSIFICATION FROM R-6 TO B.L. ZONE, SPECIAL EXCEPTION FOR AUTOMOTIVE SERVICE STATION AND REDISTRICTING TO C.N.S. DISTRICT
Petitioner: JOSEPH A. SHEPPARD
Location of property: N.E. of Windsor Mill Rd. 295 ft. N.W. of Gwynn Oak Ave.
Location of Sign: 64-52 XA Windsor Mill Rd. 295 ft. N.W. of Windsor Mill Rd. (78-7) 64-15 Windsor Mill Rd.
Remarks:
Posted by: Charles H. Muel Date of return: July 10, 1970
#71-9-RX

11-16-70



#7. 3RX

OFFICE
COPY

MAP
2-B
WESTERN
AREA
NW-J-F
DIST. MAP 2-B
BL-X
CNS-DIST.