# PETITION FOR ZONING RE-CLASSIFICATION 171-31 R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we Herbert W. Walters, et Was owner s of the property situate in Baltimore MPP uantwester. to an AP A to the Zoning Law of Baltimore County. from an R-6 NW- 4.F none for the following reasons

Peasons as set forth on the "Peasons for Request for Peclassification attached hereto and made a part hereof.

no assurbed description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltin County to use the basels described property for

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

I, or we, agice 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 and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimor Herbert W. Walters

Darion E Walters

Address 9700 NW 25 4ce Protestant's Attorney

212 Washington Avenue

ORDERED By The Zoning Commissioner of Baltimore or June 1820 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 se had before the Zoning e County in Room 106, County Office Building in Towson, Baltimore County, on the... Sth

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and D. Hardesto

RE: PETITION FOR RECLASSIFICATION SW/S of Windsor Mill Road, 1751 NW of Greenlawn Road - 2nd District Herbert W. Walters, et ux - Petition-NO 71-31-R (Item No. 278)

dh.

BEFORE THE DEPUTY ZONING

COMMISSIONER OF

BALTIMORE COUNTY

The Petitioners are requesting a Reclassification from an R-6

Testimony indicated that the parcel of land in question and sisting of 3.4 acres, more or less, is located off Windsor Mill Boad in a strictly residential area. It is bounded on the west by the Baltimore Beltway

The Petitioners attempted to use various changes on the west side of the Baltimore Beltway to justify this requested change. Counsel for the Petitioners ably produced through avidence, the until us and summer

It is obvious to the Denuty Zoning Commissioner that the Detitioners failed to prove substantial changes in the character of the neighbo thereof, and the immediate neighborhood in which this subject property is

For the aforegoing reasons, IT IS ORDERED by the Denuty Zoning Commissioner of Baltimore County this 2412 day of August, that the above described property or area be and the same is hereby continued as and to remain an Rah zone

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NG GIV R R ORD DATE

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(R-6 to B-M) REASONS FOR REQUEST FOR RECLASSIFICATION

Since the addition of the zoning map for the Western Area the character and conditions of the area have to changed that a reclassification of the Petitioners' premises to a BeH zone is justified, appropriate and in fact required under proper zoning standards and principles.

Under Petition 63-73 R a reclassification from R-6 and 2. Under Petition 63-73 K a reclassification from K-0 and K-10 to M.L.R. zone was granted by The County Board of Appeals and affirmed by the Circuit Court.

Under Petition 65-174 R a reclassification from R-6,
 R-A and B-L to M-L zone was granted by The County Board of

and R-A to M-L zone was granted by The Deputy Zoning

to M.L.R. zone was granted by The Zoning Commiss

Under Petition 69-231 R a reclassification from R-6

The above properties are all cothe West side of The

8. And for such other reasons as will be presented at the time of the hearing.

# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

OLIVER L SIVERS

BUREAU OF DEPARTMENT OF STATE ROADS COMM

BUREAU OF FIRE PREVENTION BEALTH DEPARTMENT BUILDING DEPARTMEN BOARD OF EDUCATION INDUSTRIAL DEVELOPMENT

June 11, 1970

Ralph Dietz, Esquire 212 Washington Aven owson. Maryland 2120h

SE: Type of Howing: Reclassification Location: S/S Mindsor MII Road, W/or Neadow Lane Petitioner: Herbert W. W-lters, et ux Condition Neetling of April 28, 1970 2nd Misrict Line 276

The Zoning Advisory Cornittee 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 resperty is presently improved with two dwellings and a large burn to the immediate southwest corner of the property. The property to the north, east and southeast are improved with dwellings ten to thirty years of age in excellant repair. The property invasitately to be used in bredared by the ablithour County Soltway. Green lawn to be used in Such are in the subject of the county of the county of the work of the county of the county

The following comments are furnishes in regard to the plat submitted to this office for regime by the Zoning Advisory Cormittee in connection with the subject item.

Highways:

Mindsor Mill Road is an existing road scheduled to be improved (in 1971-75) as a hO' curbed roadway on a 60' right-of-way. Right-of-way dedication will be required.

Meadewlind Road, an existing 30' curbed street on a 50' right-of-way, east of this site will be extended through this site. Right-of-way dedication will be required.

The petitioner must provide necessary drainary facilities owary or permanent) to prevent erecting any musaness or durance indeed properties, especially by the concentration of surface was betten of any problem which may result, due to improper grating or

Ralph Dietz, Esquire

PRDER RECEIVED

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June 11, 1970

- 2 -

or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Baltimore Beltway is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Sediment Control:

Development of this respectly through stripping, grading and printing the small in a mediator pollution problem, damaging private and pollution pollution communities, therefore, necessary for all grading, including the stripping of top soil.

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

Public water and sewer services are available to serve this site.

PROJECT PLANNING DVISION:

This office has reviewed the subject site plan and offers the

Meadow Lawn Road should be extended through on proposed and cul-de-saced half on this property and half on the property to the North. The driveway to Windsor Mill Road should be closed.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet all design loads of Baltimore County Building Code, for conversion to warehouse and shop. See Section 700.2c.

TRAFFIC ENGINEER'S OFFICE:

The subject pritition is requesting a change of 3.4 sares from . This change should increase the trip density from 270 to 2003

Since the property only has 50 feet of frontage along Windson Will Road, no improvement: can be expected to Windson Will Road. This can create some problems since the existing 26 foot attent cannot be expected to handle impress and egress from the site.

The subject plan indicates no adverse effects to the State highway.

HEALTH DEPARTMENT:

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June 11, 1970

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Public water and sewers are available.

- 3 -

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

FI & DEPARTMENT:

The Fire Department has no comment on the proposed site.

BOARD OF EDUCATION:

No effect on student population.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as act Planning Division comments are complied with, and all access the Project Planning Division comme be provided from Meadow Lawn Road.

Very truly yours.

Oliver L. HYERS

MCA

DESCRIPTION

3.4 ACRE PARCEL, NO. 6913 WINDSOR MILL ROAD,

SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southwest side of Windsor

Mill Road, at the distance of 175 feet, more or less, as measured northwesterly outhwest side of Windsor Mill Road from its intersection with th center line of Greenlawn Road, as shown on the plat of "Greenlawn" recorded among the Land Records of Baltimore County in Plat Book G. L. B. 22, Page 5, running thence binding on the southwest side of said Windsor Mill Road, (.) N. 44° 00' W. 50 feet, thence along the first line and a part of the second line of the land described in the deed from The Federal Company to Herbert W. Walters and wife, dated March 19, 1946 and recorded among said Land Records in Liber R.J.S. 1444, Page 352, two courses: (2) S. 45° 00° W. 202.95 feet, and (3) N. 72 \* 30 \* W. 408 feet, more or less, thence again the east Right of Way Line of Through Highway of the Baltimore Beltway. (3) southerly 600 feet, more or less, the ice binding on a part of the northwei

Containing 3, 4 acres of land, more or less

hgwideg J. O. 70043 4/8/70

11-17.70

#71

WESTERN

NW-4F

NW-4-6

NW-3-6

ARCA

ATTACHED TO AND MADE A PART OF PETITION
FOR ZONING RECLI SEPTIONING BY HERBERT
M. WALTERS AND DAISY E. WALTERS

Under Petition 67-68 R a reclassification from R-6

5. Under Petition 67-107 R a reclassification from R-6 and R-10 to M.L.R. zone was granted by The Deputy Zoning

Under Petition 68-148 R a reclassification from R-6

7. Under Petition 69-231 R a reclassification from to M.L.R. zone was granted by The Zoning Commissioner.

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

10000	 Edward I	Hardarty	Zor no	Commissioner	12212000	July 31.	1970

FROMA. George E. Gavrelis, Director of Planning

SUBJECT Petition #71-31-R. Southwest side of Wind:or Mill Road 175 feet Northwest of Greenlawn Road.

Petition for Reclassification from R-6 to B.M. Zone.

Heibert W. Walters - Petitioner

2nd District

HEARING: Wednesday, August 5, 1970 (11:00 a.m.)

The Steff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from Ref to 8.04. zone. From a planning viewpoist we consider this ratifion to be a request for commercial spot zoning. Cemerarial zoning here is not in secondance with adopted comprehensive plans for the area and creates land use patentials which are groutly out of conformity with those of adiacent residenties! by zone dispersive some constantial properties.

We believe the present zoning map to be correct. No changes in the manner of land use or in zoning potentials have occurred so as to justify any reclassification here. The changes have occurred on the apposite side of the Beltway and are limited to those which assure high type industrial development immediately adjacent to the Beltway.

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### CERTIFICATE OF POSTING ING DEPARTMENT OF BALTIMORE COUNTY

District. 2011

Posted for Secret States Sta

JULY 16, 1970	
LEGALS	CERTIFICATE OF PUBLICATION
ETITION FOR RECLASSIFICATION	
HEIGE From R-6 to R.M. BONE. CATION: 9-should like of Window all Roof #15 Red Horskopel of Green-	Pikesville, Md. July 16 , 19 70
arm Bry A. TE & TIME: WEINERDAY, AUGUST , 1970 at 11:00 A.M. BLIC REARISICS From 105, County Miles Broadling, III W. Chestpeths	THIS IS TO CERTIFY, that the annexed advertise-
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I Regulations of Builtimore County, I hald a printle hearing: Proposed Sending: N6 Proposed Sending: N.M.	weekly newspaper printed and published in Pikes-
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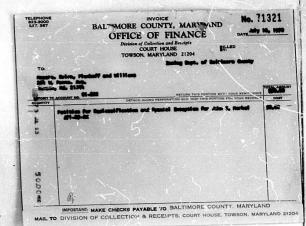
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Petitioners Horbert W. Walters, et un

# CERTIFICATE OF PUBLICATION

Cost of Advertisement, \$ ...

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING



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TELLIPHONE

