

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Herbert W. Walters, et al 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-M zone, for the following reason:

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

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 reclassification 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.

Contract purchaser Herbert W. Walters
Legal Owner Daisy E. Walters
Address 9100 NW 25th Ave
Wash, D.C. 20034

Protestant's Attorney James S. Galt
Address 212 Washington Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd 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 104, County Office Building in Towson, Baltimore County, on the 5th day of August, 1970, at 11:00 o'clock.

A. W. M.
Paul D. Hardisty
Zoning Commissioner of Baltimore County.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
SW/S of Windsor Mill Road, 175' NW : DEPUTY ZONING
of Greenlawn Road - 2nd District : COMMISSIONER
Herbert W. Walters, et al - Petition : OF
NO. 71-31-R (Item No. 278) : BALTIMORE COUNTY

The Petitioners are requesting a Reclassification from an R-6 zone to a B-M zone.

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

The Petitioners attempted to use various changes on the west side of the Baltimore Beltway to justify the requested change. Counsel for the Petitioners ably produced, through evidence, the various and numerous changes as stated.

Residents, in protest of the subject Petition, testified that there were no changes of a commercial nature existing on the east side of the Baltimore Beltway for a distance of one (1) mile.

It is obvious to the Deputy Zoning Commissioner that the Petitioners failed to prove substantial changes in the character of the neighborhood in order for the Reclassification to be granted. The Baltimore Beltway is a man-made barrier between the industrial and commercial changes west thereof, and the immediate neighborhood in which this subject property is located.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of August, 1970, that the above Reclassification be and the same is hereby DENIED and

that the above described property or area be and the same is hereby continued as and to remain an R-6 zone.

Deputy Zoning Commissioner of
Baltimore County

ATTACHED TO AND MADE A PART OF PETITION
FOR ZONING RECLASSIFICATION BY HERBERT
W. WALTERS AND DAISY E. WALTERS
(R-6 to B-M)

REASONS FOR REQUEST FOR RECLASSIFICATION

1. Since the adoption of the zoning map for the Western Area the character and conditions of the area have not changed that a reclassification of the petitioners' premises to a B-M zone is justified, appropriate and in fact required under proper zoning standards and principles.
 2. Under Petition 63-73 R a reclassification from R-6 and R-10 to M.L.R. zone was granted by The County Board of Appeals and affirmed by the Circuit Court.
 3. 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 Appeals.
 4. Under Petition 67-68 R a reclassification from R-6 and R-A to M-L zone was granted by The Deputy Zoning Commissioner.
 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 Commissioner.
 6. Under Petition 68-148 R a reclassification from R-6 to M.L.R. zone was granted by The Zoning Commissioner.
 7. Under Petition 69-211 R a reclassification from R-6 to M.L.R. zone was granted by The Zoning Commissioner.
- The above properties are all on the West side of The Baltimore County Beltway.
8. And for such other reasons as will be presented at the time of the hearing.

ORDER RECEIVED FOR FILING

DATE 22/8/70 BY John C. Hines

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BY John C. Hines

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

COUNTY OFFICE BLDG.
101 N. Calverton Ave.
Towson, Maryland 21204

MEMBERS
OLIVER L. NYER
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING

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Ralph Niets, Esquire
Item 278

June 11, 1970

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 property through grading, 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 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.

Water and Sewer:

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

PROJECT PLANNING DIVISION:

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

Meadow Lane Road should be extended through on proposed and cul-de-sac 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 petition is requesting a change of 3.4 acres from R-6 to B-M. This change should increase the trip density from 270 to 2400 trips per day.

Since the property only has 50 feet of frontage along Windsor Mill Road, no improvement can be expected to Windsor Mill Road. This can create some problems since the existing 20 foot street cannot be expected to handle ingress and egress from the site.

STATE ROAD COMMISSION:

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

HEALTH DEPARTMENT:

June 11, 1970

Public water and sewers are available.

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.

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 the Project Planning Division comments are compiled with, and all access be provided from Meadow Lane Road.

Very truly yours,

Oliver L. Nyer
Oliver L. Nyer
Chairman

OLN:mc

Enclosures

MCA □ □ □
MATE, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Crescent Bridge Rd., Baltimore 116 21204, Tel. 393-0900

DESCRIPTION

3.4 ACRE PARCEL, NO. 6913 WINDSOR MILL ROAD,

SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for "B-M" Zoning

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 along said southwest side of Windsor Mill Road from its intersection with the 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, (1) 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° 30' W. 202.95 feet, and (3) N. 72° 30' W. 408 feet, more or less, thence along the east Right of Way Line of Through Highway of the Baltimore Beltway, (4) southerly 600 feet, more or less, thence binding on a part of the northwest outline of "Greenlawn", as shown on the aforementioned plat, (5) north-easterly 87 feet, more or less, to the place of beginning.

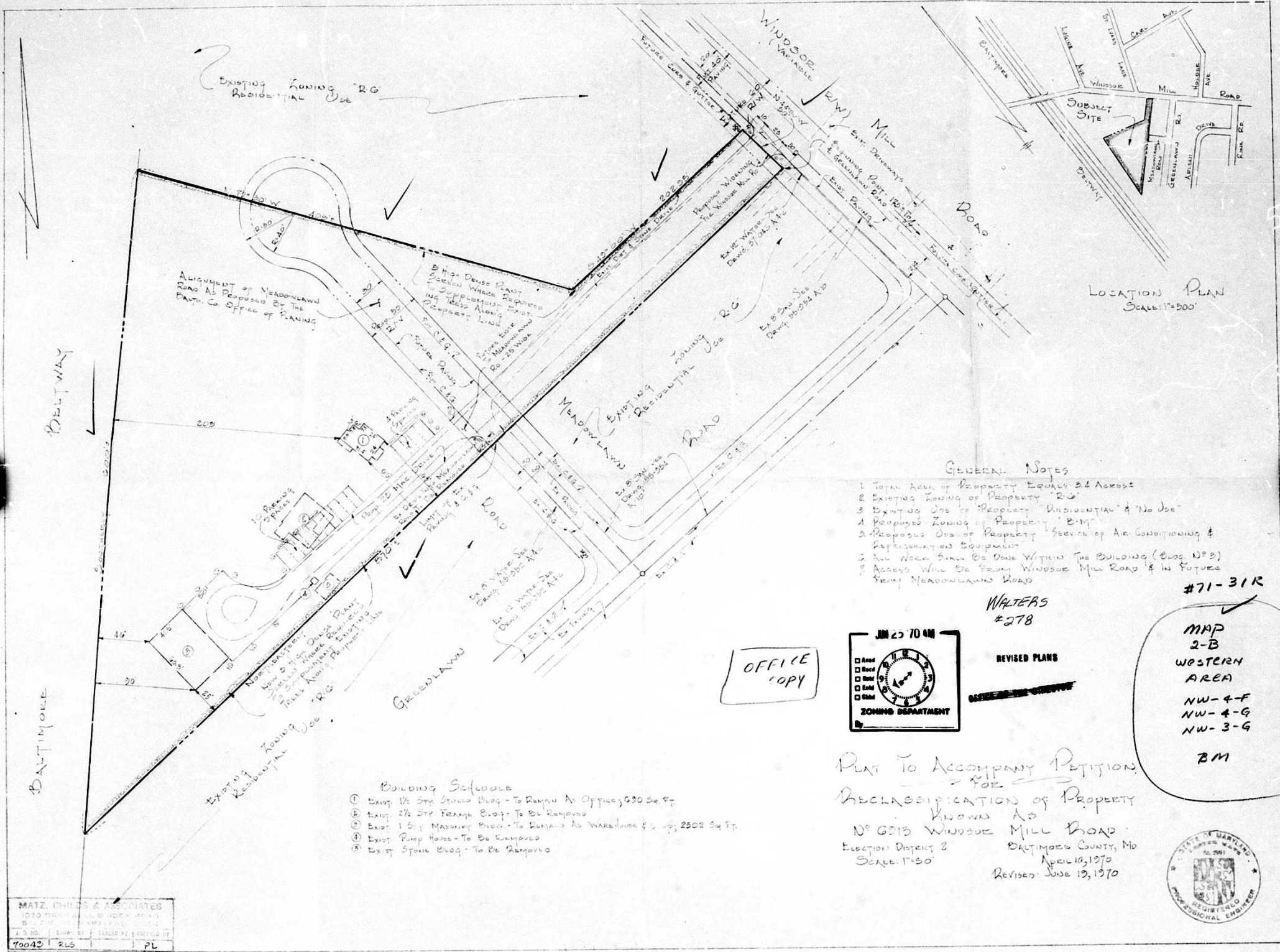
Containing 3.4 acres of land, more or less.

by order
J.O. 70043
6/17/70

Water Supply • Sewerage • Storm Drainage • Highways • Structures • Developments



11-17-70



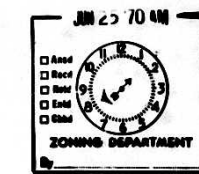
LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

1. TOTAL AREA OF PROPERTY EQUALS 3.4 ACRES
2. EXISTING ZONING OF PROPERTY "R-1"
3. EXISTING USE OF PROPERTY "RESIDENTIAL" & "NO USE"
4. PROPOSED ZONING OF PROPERTY "B-1"
5. PROPOSED USE OF PROPERTY "SERVICE OF AIR CONDITIONING & REFRIGERATION EQUIPMENT"
6. ALL WORK SHALL BE DONE WITHIN THE BUILDING (BLOS. NO. 2)
7. ACCESS WILL BE FROM WINDSOR MILL ROAD & IN FUTURE FROM MEADOWLAWN ROAD

WALTERS
#278

REVISED PLANS



OFFICE
COPY

#71-31R

MAP
2-B
WESTERN
AREA
NW-4-F
NW-4-G
NW-3-G

BM

PLAN TO ACCOMPANY PETITION
FOR

RECLASSIFICATION OF PROPERTY

KNOWN AS

Nº 6013 WINDSOR MILL ROAD

ELECTION DISTRICT 2 BALTIMORE COUNTY, MD

SCALE: 1"=50'

APRIL 10, 1970

REVISED: JUNE 13, 1970



BUILDING SCHEDULE

1. EXIST. 1 1/2 STY. STONE BLDG. - TO REMAIN AS OFFICE; 630 SQ. FT.
2. EXIST. 2 1/2 STY. FRAME BLDG. - TO BE REMOVED
3. EXIST. 1 STY. MASONRY BLDG. - TO REMAIN AS WAREHOUSE & L. OP; 2302 SQ. FT.
4. EXIST. PUMP HOUSE - TO BE REMOVED
5. EXIST. STONE BLDG. - TO BE REMOVED

MATZ, CHILDS & ASSOCIATES
1070 ORCHARD LANE, BALTIMORE, MD 21206
J. S. NO. 10042 PL

