

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John T. Stansbury, Sr.
I, or we, the undersigned, legal owner(s) of the property situated 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 an R-6 zone to an R-4 zone, for the following reasons:

- There is error in the existing zoning map for this property in that 20' of subject property is zoned R-1 and 30' is zoned R-6.
- Subject property is an expansion of an existing business located on adjoining property.
- An increased need for R-4 zoned property in Woodlawn area.
- Sufficient change in the neighborhood since 1962 to warrant the reclassification.
- And for other and further reasons as may be presented at subsequent hearings of this and for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for advertising.

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

I, or we, agree to pay expense of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: John T. Stansbury, Sr.
Address: 6411 Windsor Mill Road
Baltimore, Maryland 21207

Legal Owner: John T. Stansbury, Sr.
Address: 6660 Security Blvd.
Baltimore, Maryland 21207

Protestant's Attorney: Larry L. Lockhart
Address: 6660 Security Blvd.
Baltimore, Maryland 21207

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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of August, 1970, at 1:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County.

Description for a part of the John T. Stansbury, Funeral Home, lot.

Beginning for the same at a point on the Southwest side of Windsor Mill Road, North 45 degrees 52 minutes West 350 ft. from the point of intersection of the Southwest side of Windsor Mill Road and the Northwest side of Gwyn Oak Ave., thence running along the Southwest side of Windsor Mill Rd. North 45 degrees 52 minutes West 30.0 ft. to intersect the division line between lots 52 and 53 as laid down on the Plat of Broadacre, recorded in the Land Records of Baltimore in Plat Book No. 5 folio 14; thence running South 44 degrees 08 minutes West 140.0 ft.; thence running South 45 degrees 52 minutes East 30.0 ft.; thence running North 44 degrees 08 minutes East 140.0 ft. to the point of beginning. Containing 0.09 of an acre more or less and known as No. 6411 Windsor Mill Road.

TO: Zoning Commissioner of Baltimore County FOR: Reclassification from R-6 to R-4

PETITION & OPINION FOR RECLASSIFICATION

In accordance with Section 22-22, the Petitioner's herein provide an explanation of reasons this reclassification is sought as follows:

- Change of Conditions:** That the immediate Woodlawn Area has had changes toward a Commercial area - on April 22, 1968, in Petition 768-233-RCA the Northeast side of Windsor Mill Road was changed from R-6 to R-4. Special Exception for office building; the adjacent area is a commercial area and the subject property would be a logical extension of an existing business. It also would serve as a logical buffer between adjacent commercial & residential uses.
- Allegation of Error:** The subject property now contains a house owned by the Petitioners having a front width of 50 feet, of which 20 feet is zoned R-1 and the remaining 30 feet zoned R-6, the dividing line runs through the existing house; there should be a logical extension of the R-4 zoned area to include the entire subject property.
- And for such other and further reasons as may be assigned, at the time of hearing of reclassification of subject property.

Larry L. Lockhart
Attorney for Petitioners

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: August 7, 1970

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

SUBJECT: Petition 771-34-R. Southwest side of Windsor Mill Road 350 feet Northwest of Gwyn Oak Avenue.
Petition for Reclassification from R-6 to R-4.
John Stansbury, Sr. - Petitioner

2nd District

HEARING: Monday, August 10, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-4. Although this petition was not included among the issues dealt with by the Planning Board and Staff last winter, the case has been reviewed and both the Staff and the Planning Subcommittee agreed that the map should be modified so as to extend commercial zoning uniformly on both sides of Windsor Mill Road, using either the Woodlawn Elementary School Site or the Volunteer Fire Company tract as stopping points.

We would, therefore, recommend that this petition be granted.

GEG:mh



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 6, 1970

Larry L. Lockhart, Esq.,
6660 Security Blvd.,
Baltimore, Maryland 21207

RE: Type of Hearing: Reclassification from an R-6 zone to an R-4 zone for Special Exception for a Showroom.
Location: S.W. of Windsor Mill Road, 350' W. of Gwyn Oak Ave.
Petitioners: John and Dorothy Stansbury
Committee Meeting of June 2, 1970
2nd District
Item 355

Dear Sirs:

The Zoning Advisory Committee 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 property is presently improved with an existing funeral home, with the property to the northeast improved with a dwelling. The property to the southeast improved with several stores and some dwellings. The dwelling portion of the property on the northeast is presently under consideration for a Sun Oil Company service station. The property to the southeast is improved with a plumbing shop and several stores, with the property to the rear improved with a dwelling. However, it is zoned R-4. Windsor Mill Road in this location is improved as far as concrete curb and gutter are concerned, as well as the 4 ft. high screening shown around the existing parking lot.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Windsor Mill Road, an existing road, will be improved in the future as a 40-foot closed section within a 60-foot right-of-way. Highway improvements, including highway right-of-way widening, will be required in connection with any subsequent grading or

Larry L. Lockhart, Esq.,
6660 Security Blvd.,
Baltimore, Maryland 21207
Item 355

Highways (Continued)

building permit applications.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading, or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewers:

Public water supply and public sanitary sewerage is available to serve this property.

An additional fire hydrant appears to be required along this section of Windsor Mill Road.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject proposal from R-6 to R-4 of .09 acres should not create any major traffic problems.

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:

Acres too small to affect student population.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet design loads of Baltimore County Building Code for conversion to showroom. (See Section 700.2 c)

BUREAU OF ENVIRONMENTAL HEALTH:

Public water and sewers are available.

Larry L. Lockhart, Esq.,
6660 Security Blvd.,
Baltimore, Maryland 21207
Item 355

BUREAU OF ENVIRONMENTAL HEALTH: (Continued)

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.

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 near future.

Very truly yours,

OLIVER L. PETERS, Chairman

OLH:JD
Enc.

TELEPHONE 623-9000 EXT. 987	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 71337 DATE July 21, 1970
To: Larry Lockhart, Esq., 6660 Security Blvd., Baltimore, Md. 21207		BILLED BY Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$50.00
QUANTITY 1	Position for Reclassification for John T. Stansbury, Sr. 771-34-R	COST \$50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

TELEPHONE 464-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	No. 73763 DATE Aug. 10, 1970
To: Stansbury Funeral Home 6411 Windsor Mill Road Baltimore, Md. 21207		BILLED BY Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$75.00
QUANTITY 1	Advertising and posting of property 771-34-R	COST \$75.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

11-17-70

1/2-34-R
355

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map...

the above Reclamation should be had, and it further appearing that by reason of error in the original zoning map...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of August, 1970, that the herein described property or area should be and the same is hereby reclassified: from R-6 zone to a D-1 zone, and to a Special Exception for a period of 10 years...

day of August, 1970, that the herein described property or area should be and the same is hereby reclassified: from R-6 zone to a D-1 zone, and to a Special Exception for a period of 10 years...

zone, and to a Special Exception for a period of 10 years...

from and after the date of this order, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of error in the original zoning map...

the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of August, 1970, that the above re-classification 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 a R-6 zone, and or the Special Exception for...

be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

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By E. L. Lusk, Sec.
240 Maryland Plaza
Baltimore, Maryland 21201

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing

this 11th day of August, 1970

Edward D. Hardisty
EDWARD D. HARDISTY,
Zoning Commissioner

Petitioner: John and Dorothy Stansbury

Petitioner's Attorney: E. L. Lusk

Reviewed by: Oliver L. Myers
Chairman of
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: 7-25-70

Posted for: Reclassification

Petitioner: STANSBURY

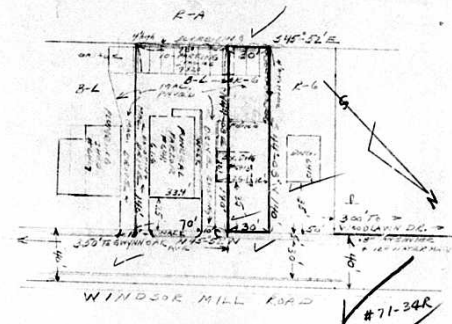
Location of property: SW 1/4 of Windsor Mill Rd. RT. 300 NW of

Chynna CRK. Ave.

Location of sign: 6413 Chynna CRK. Ave.

Remarks:

Posted by: E. L. Lusk Date of return: 8-5-70



Property of the John T. Stansbury Funeral Home,
Woodlawn, Second District, Balto., Co., Md.

OFFICE
COPY

MAP
2-B
WINDSOR
MILL
NW-3-F

Present zoning R-6
Proposed zoning B-2
Existing use, residence, proposed, showroom.
Area of parcel, proposed B-2 0.99 acres
Present buildings, connected to the
Existing sewer and water mains.
Scale 1 in. to 50 ft.
March 21, 1970
Robert C. Morris, Reg. Surveyor
Old Court Road, Balto., 21207



PETITION FOR RECLASSIFICATION
2nd DISTRICT

ZONING: From R-4 to R-6
LOCATION: Southwest corner of
Windsor Mill Road and Chynna
Creek Avenue, Chynna
Creek, Baltimore County, Maryland
DATE: August 11, 1970
PUBLIC HEARING: None held
OFFICE BUILDING: 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Board of Commissioners of Baltimore County, has held a public hearing on the petition of John and Dorothy Stansbury, Petitioner, for the reclassification of the property located at the southwest corner of Windsor Mill Road and Chynna Creek Avenue, Baltimore County, Maryland, from R-4 to R-6. The property is a 0.99 acre parcel. The petition was filed on August 11, 1970. The public hearing was held on August 11, 1970, at 7:00 P.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The petition was reviewed by the Advisory Committee on August 11, 1970. The Commission has decided to grant the petition and reclassify the property from R-4 to R-6. The reclassification is effective from and after the date of this order, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 23, 1970

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time, successive weeks before the 10th day of August, 1970, the first publication appearing on the 23rd day of July, 1970.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

Pikesville, Md. July 22, 1970

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time, successive weeks before the 10th day of August, 1970, the first publication appearing on the 23rd day of July, 1970.

THE NORTHWEST STAR

Manager

Cost of Advertisement, \$ 8.82