

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Bradley T. J. Mettee, Jr.

I, or we, Harold Tschudi and Bradley T. J. Mettee, Jr., legal 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an... to an... for the following reasons:

Error in original zoning and a genuine change in conditions.

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.

Contract purchaser

Address 704 Baltimore-Annapolis Blvd., NE
 Glen Burnie, Maryland 21061

W. Lee Harrison, Esquire

306 W. Joppa Road

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 held before the Zoning

Commissioner of Baltimore County in Room 146, County Office Building in Towson, Baltimore

County, on the 10th day of August, 1970, at 1:30 o'clock

at 1:30 o'clock

Edward D. Harder, Zoning Commissioner of Baltimore County.

(over)

May 2, 1974

W. Lee Harrison, Esquire
 306 W. Joppa Road
 Towson, Md. 21204

Re: Zoning File No. 71-35-R
 Tschudi & Mettee, Petitioners

Dear Mr. Harrison:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Shannon, Admin. Secretary

Encl.

cc: Larry L. Lockhart, Esquire
 John H. Davis, III, Esquire
 Stanley C. Brown, Esquire
 Mr. R. L. Wilson
 Mr. S. E. DiNanno
 Mr. W. D. Freeman
 Mr. S. R. Wrentham
 Board of Education

RE: PETITION FOR RECLASSIFICATION FROM R-6 TO B-L ZONE
 SW corner Gwynn Oak Avenue and Woodlawn Drive (Clarke Avenue) 2nd District
 BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
 Harold Tschudi and Bradley T. J. Mettee, Jr., Petitioners
 No. 71-35-R

ORDER OF DISMISSAL

Petition of Harold Tschudi and Bradley T. J. Mettee, Jr. for reclassification from R-6 to B-L, on property located on the southwest corner Gwynn Oak Avenue and Woodlawn Drive (Clarke Avenue), in the Second Election District of Baltimore County.

WHEREAS, by letter dated March 29, 1974, the Board of Appeals notified the parties of record in the above entitled matter that the case is considered moot.

WHEREAS, this decision is based on an opinion, dated November 10, 1971, which the Board received from the Baltimore County Solicitor, wherein he stated that any zoning case pending before the Board on the date the new zoning maps were adopted is moot.

WHEREAS, the Board has not received a letter or formal dismissal of the appeal, the Board, on its own Motion, will dismiss the within appeal

IT IS HEREBY ORDERED, this 2nd day of May, 1974, that said petition be and the same is declared moot and the petition dismissed.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

Walter A. Keith, Jr., Chairman

W. Giles Forster

Robert L. Gilland

RE: RECLASSIFICATION FROM R-6 TO B-L ZONE
 GWYNN OAK AVENUE AND WOODLAWN DRIVE
 BALTIMORE COUNTY, MARYLAND
 PETITIONERS: HAROLD TSCHUDI AND BRADLEY T. J. METTEE, JR.
 BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY

MEMORANDUM

Now come Harold Tschudi and Bradley T. J. Mettee, Jr., legal owners of the above captioned property, by W. Lee Harrison, their attorney and in accordance with Bill 72, Section 22, 22(b) states that the reclassification requested should be requested and for reasons say:

1. Numerous reclassifications have taken place in the immediate neighborhood:

- Case No. 5766 - E/S Windsor Mill Road. 270' SE of Meadowview Drive. Reclassification from R-6 to R-A. Granted 7/15/63.
- Case No. 64-152-RX - W/S Gwynndale Avenue and N/S Gwynn Oak Avenue. Reclassification from R-10 and R-6 & B-L to B-R.
- Case No. 65-311-R - SW/C Kailo and Thayer Terrace. Reclassification from R-6 to R-A. Granted 7/31/67.
- Case No. 65-355-RX - NW/C Windsor Mill Road and Woodlawn Avenue. Reclassification from R-6 to B-L.
- Case No. 68-8-R - NW/S Summit Avenue. 291.35' SW of Windsor Mill Road. Reclassification from R-6 to R-A. Granted 7/10/67.

2. And for such other and further reasons which will be shown at the hearing hereon.

W. Lee Harrison
 306 W. Joppa Road
 Towson, Maryland 21204
 823-1200
 Attorney for Petitioners

RE: PETITION FOR RECLASSIFICATION
 SW corner of Gwynn Oak Avenue and Woodlawn Drive (Clarke Avenue) - 2nd District
 Bradley T. J. Mettee, Jr., et al Petitioners
 NO. 71-35-R (Item No. 356)
 and
 RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
 N/S of Woodlawn Drive (Clarke Avenue), 545' NE of Windsor Mill Road - 2nd District
 Harold Tschudi, et al - Petitioners
 NO. 71-36-RX (Item No. 353)

These Petitions will be treated in a single opinion since they involve two (2) tracts of land which are within a stones throw of each other.

Both parcels were at one time part of the Woodlawn Cemetery. The area of ground covered under Petition No. 71-35-R embraces .46 of an acre and is situate at the southwest corner of Gwynn Oak Avenue and Woodlawn Drive. The Petitioners testified that if Business Local zoning could be obtained, they would construct a four thousand (4,000) square feet building with twenty-one (21) off-street parking spaces. A Gino-type restaurant would be operated from this proposed building.

Without reviewing the testimony in detail, the Zoning Commissioner of Baltimore County feels that the Petitioners have failed to show error in the original zoning map or such substantial changes in the character of the neighborhood to justify granting a Reclassification. However, if the Zoning Commissioner had the power, he would award the Petitioners a trophy for outstanding character and just plain honesty for their forthrightness in disclosing the type of business they had in mind, even though they knew or should have known that such a disclosure would attract a hostile reaction from the neighborhood.

MCA
 MATZ, CHILDS & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 501-823-0900

Lester Matz, P.E., L.S.
 John C. Childs, P.E., L.S.
 Associates
 Ronald W. Broyles, L.S.
 George W. Burney, L.S.
 Robert W. Czapah, P.E.
 Leonard M. Glase, P.E.
 Norman F. Hermann, L.S.
 Paul Lee, P.E.
 Paul S. Swinton

DESCRIPTION

0.46 ACRE PARCEL, WESTERNMOST CORNER GWYNN OAK AVENUE AND CLARKE AVENUE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND. PARCEL "A"

This Description is For B-L Zoning

Beginning for the same at a point on the northwest side of Gwynn Oak Avenue at the end of the sixth or S 44° 02' 40" W - 13.94 foot line of the 20,000 square foot, more or less exception in the deed from the Woodlawn Cemetery Company and others to Baltimore County, Maryland, dated January 4, 1962 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4109, page 251, running thence and binding on the outlines of said 20,000 square foot exception seven courses: (1) N 45° 57' 20" W - 102.00 feet, (2) N 02° 39' 56" W - 148.15 feet to the southwest side of Clarke Avenue, thence binding thereon (3) southeasterly, by a curve to the right with a radius of 665.00 feet for a distance of 36.17 feet, the chord of said arc being S 65° 25' 50" E - 35.77 feet, (4) S 63° 50' 47" E - 71.58 feet, and (5) southeasterly, by a curve to the right with a radius of 79.00 feet for a distance of 135.98 feet, the chord of said arc being S 14° 32' 11" E - 119.80 feet to the northwest side of Gwynn Oak Avenue, thence binding thereon (6) southwesterly, by a curve to the right with a radius of 369.00 feet for a distance of 59.70 feet, the chord of said arc

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

With respect to Petition No. 71-36-RX, the Petitioners testified that the subject property, consisting of 1.4 acres, situate on the north side of Woodlawn Drive, five hundred and forty-five (545) feet northeast of Windsor Mill Road, would be the situs of a proposed two (2) story office building.

Again, this Petition, which requests a Reclassification to Residential Apartments, must be denied because the Zoning Commissioner feels that the Petitioners have failed to show error in original zoning map or such substantial changes in the character of the neighborhood justifying the Reclassification. Therefore, the request for a Special Exception for office use must likewise fail.

It should be pointed out that in both instances the Director of the Office of Planning and Zoning for Baltimore County voiced his objection to the granting of either Petition.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5 day of October, 1970, that the above Reclassification in Petition No. 71-35-R 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. It is further ORDERED by the Zoning Commissioner of Baltimore County on the same date that the above Reclassification in Petition No. 71-36-RX 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, and the Special Exception for an office building be and the same is hereby DENIED.

Edward D. Harder
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
 DATE 10/5/70
 BY [Signature]

ORDER RECEIVED FOR FILING
 DATE 10/5/70
 BY [Signature]

being S 39° 24' 33" W - 59.64 feet and (7) S 44° 02' 40" W - 13.94 feet to the place of beginning.

Containing 0.46 of an acre of land, more or less.

JMA:cje J.O.70072 May 1, 1970

MCA
 MATZ, CHILDS & ASSOCIATES, INC.



JUN 26 1974

County Board of Appeals
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
March 29, 1974

W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Md. 21204

Re: Zoning File No. 71-35-R
Harold Tschudi and
Bradley T. J. Mettee, Jr., Petitioners

Dear Mr. Harrison:

As Attorney of Record for the Appellant in the above referenced case, you are hereby advised that said case on the Board of Appeals' Docket is considered moot. This decision is based on an opinion, dated November 10, 1971, which the board has received from the Baltimore County Solicitor, R. Bruce Alderman, wherein he stated that any zoning cases pending before the Board on the date the new (zoning) maps were adopted are moot.

Therefore, unless you present written objection or an amended appeal, where applicable, to the Board no later than thirty days of the date hereof, an official dismissal order on the Board's own motion will follow.

Very truly yours,

Walter A. Kaller, Jr.
Walter A. Kaller, Jr., Chairman

cc: Larry L. Lockhart, Esquire
John H. Doud, III, Esquire
Stanley C. Brown, Esquire

LAW OFFICES
W. LEE HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204

AREA CODE 301
827-1200

October 8, 1970

Edward D. Hardesty, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification, SW corner of Gwynn Oak & Avenue and Woodlawn Drive (Clarke Avenue) 2nd District
Bradley T. J. Mettee, Jr., et al, Petitioners - No. 71-35-R

Dear Mr. Hardesty:

Please note an appeal to the County Board of Appeals from your decision and order dated October 8, 1970, denying the above request, on behalf of the Petitioners.

I enclose herewith my check in the amount of \$75.08 to cover the costs of said appeal.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

b/enc.



October 8, 1970

W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

RE: Petition for Reclassification
SW corner of Gwynn Oak & Ave-
and Woodlawn Drive (Clarke Ave-
nue) - 2nd District
Bradley T. J. Mettee, Jr., et al -
Petitioners
NO. 71-35-R (Item No. 356)

and

RE: Petition for Reclassification and
Special Exception
N/S of Woodlawn Drive (Clarke
Avenue), 545' NE of Windsor Mill
Road - 2nd District
Harold Tschudi, et al - Petitioners
NO. 71-36-RX (Item No. 353)

Dear Mr. Harrison:

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

Very truly yours,

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

EDH/srl

Attachments

cc: Larry L. Lockhart, Esquire
6660 Strutz Boulevard
Baltimore, Maryland 21207

W. Lee Harrison, Esquire
October 8, 1970
Page 2

cc: Stanley C. Brown, Esquire
806 Reisterstown Road
Baltimore, Maryland 21208

John H. Doud, III, Esquire
One Charles Center Building
Baltimore, Maryland 21201

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

SUBJECT: Petition 71-35-R. Southwest corner of Gwynn Oak Avenue and Woodlawn Drive (Clarke Avenue)
Petition for Reclassification from R-6 to B-1.
Bradley T. J. Mettee, Jr., et al - Petitioners

2nd District

HEARING: Monday, August 10, 1970 (1:30 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-1 zoning.

We voice our objection and opposition to reclassification of this parcel to commercial zoning, feeling that the intervention of the Woodlawn Elementary School between the subject property and commercial uses on this side of Gwynn Oak Avenue offers a suitable and appropriate stopping point for commercial zoning and usage. Creation of commercial zoning here would constitute spot zoning in the sense that it is contrary to the comprehensive plan approved by the Planning Board for this area and now being reconsidered. Even so, the Planning Board subcommittee has not recommended the creation of commercial zoning here in connection with revisions to the plan.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 8, 1970

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
Location: Woodlawn Drive, Gwynn Oak
Avenue
Petitioners: Harold Tschudi and
Bradley T. J. Mettee, Jr.
Committee Meeting of June 2, 1970
Item 356

Dear Mr. Harrison:

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 an undeveloped tract of land, with the property to the north improved with a cemetery. The property to the west a school and recreation area, which is zoned public land. The properties to the south and west are improved with commercial type uses. Gwynn Oak Avenue and Woodlawn Drive in this location is improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

All required highway improvements to Woodlawn Drive and Gwynn Oak Avenue have been completed along the frontage of this site. Existing water and sewerage facilities are available as indicated on the subject plan; therefore, this office has no further comment in regard to the plan submitted for review by the Zoning Advisory Committee.

BUILDING DEPARTMENT

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and Regulations when plans are submitted; also, see Parking lots Section 409.10.b.

FIRE DEPARTMENT

The Fire Department has no comment on the proposed site.

W. Lee Harrison, Esquire
Item 356

STATE ROADS COMMISSION

The proposed entrance to the subject site from Gwynn Oak Avenue must be of a depressed curb type. The entrance is within the radius return of the intersection therefore, the entrance must be located as close to the south property line as possible maintaining 5' from the property line to the beginning of the depression transition.

The right-of-way line or the parking setback line from the south property line to the entrance must be curbed with concrete.

The plan must be revised prior to a hearing.

Access from Gwynn Oak Avenue will be subject to State Roads Commission approval and permit.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject petition is requesting a change of .16 acres from R-6 to B-1. Considering the size of the property along, this change could not create a major traffic problem. However, due to the existing traffic patterns, and design of the intersection, it makes commercial uses on this corner undesirable.

BOARD OF EDUCATION

Would not increase student population but it does border the Woodlawn Elementary School property.

ZONING ADMINISTRATION DIVISION

The petitioner will be required to submit revised plans to this office prior to the hearing indicating the entrance from Gwynn Oak Avenue in accord with the State Roads comments in the foregoing.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS
Chairman

OLM:mc

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty Date: August 12, 1970
FROM: Oliver L. Myers

SUBJECT: Item 71-35-R (70-100-100) Petitioners: Harold Tschudi and Bradley T. J. Mettee, Jr.
Woodlawn Drive and Gwynn Oak Avenue
Present Zoning: R-6
Proposed Zoning: Reclassification to B-1
District: 2nd
No. Acres: 0.16

All required Highway improvements to Woodlawn Drive and Gwynn Oak Avenue have been completed along the frontage of this site. Existing water and sewerage facilities are available as indicated on the subject plan; therefore, this office has no further comment in regard to the plan submitted for review by the Zoning Advisory Committee.

Samuel N. Myers
SAMUEL N. MYERS
Chief, Bureau of Engineering

END:OLM:mc

1-66 Key Sheet
10 3/4 Top
10 1/4 21 Position Sheet



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 356 - ZC - June 2, 1970
Property Owner: Harold Tschudi & Bradley T. J. Mettee, Jr.
Woodlawn Drive and Gwynn Oak Avenue
Reclassification to B1

Date: June 5, 1970

The subject petition is requesting a change of .46 acres from R6 to B1. Considering the size of the property along, this change could not create a major traffic problem. However, due to the existing traffic patterns, and design of the intersection, it makes commercial uses on this corner undesirable.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRN:ar

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: June 4, 1970

FROM: Lieutenant Thomas E. Kelly
Fire Department
SUBJECT: Property Owner:
Harold Tschudi and Bradley T. J. Mettee, Jr.

Location: Woodlawn Drive and Gwynn Oak Avenue

Item # 356 Zoning Agenda June 2, 1970

The Fire Department has no comment on the proposed site.

Lt. T. E. Kelly



STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201
HEARING ROOM 21201, BALTIMORE, MD. 21201
June 3, 1970

WALTER E. WOODWARD, JR.
CHIEF ENGINEER
CHIEF OF DIVISION
WALTER E. WOODWARD, JR.
CHIEF OF DIVISION
WALTER E. WOODWARD, JR.
CHIEF OF DIVISION
WALTER E. WOODWARD, JR.
CHIEF OF DIVISION

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Re: ITEM 356

Zoning Adv. Comm. Meeting 6/2/70
Property Owner: Harold Tschudi and
Bradley T. J. Mettee, Jr.
Location: Woodlawn Drive and Gwynn
Oak Ave. (Route 126)
Present Zoning R-6
Proposed Zoning: Reclassification to B1
District 2nd
No. Acres: 0.46

Dear Mr. Hardesty:

The proposed entrance to the subject site from Gwynn Oak Ave. must be of a depressed curb type. The entrance is within the radius return of the intersection therefore, the entrance must be located as close to the south property line as possible maintaining 2' from the property line to the beginning of the depression transition.

The right of way line or the parking setback line from the south property line to the entrance must be curbed with concrete.

The plan must be revised prior to a hearing ~~on the subject~~.

Access from Gwynn Oak Avenue will be subject to State Roads Commission approval and permit.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section

By: John E. Meyers
Asst. Development Engineer

CLJ:Emib



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: June 3, 1970
FROM: Mr. Everett H. Reed, Plans Review
SUBJECT: #356 Harold Tschudi & Bradley T. J. Mettee, Jr.
Woodlawn Dr. & Gwynn Oak Ave.
District 2

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulation, when plans are submitted; also see Parking Lots Section 409.10 h.

Everett H. Reed
Everett H. Reed, Plans Review

EHR:ejh

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF June 2, 1970

Petitioner: Harold Tschudi & Bradley T. J. Mettee, Jr.
Location: Woodlawn Dr. & Gwynn Oak Ave.

District: 2

Present Zoning: R-6

Proposed Zoning: B-1

No. of Acres: 0.46

Comments: Would not increase student population but it does border the Woodlawn Elementary School property.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: OCT 24-1970
Posted for: APPEAL
Petitioner: HAROLD TSCHUDI & BRADLEY T. J. METTEE, JR.
Location of property: SW CORNER OF GWYNN OAK AVE. & WOODLAWN DRIVE
Location of Signs: SW CORNER OF GWYNN OAK AVE. & WOODLAWN DRIVE
Remarks:
Posted by: Charles P. Reed Date of return: OCT 30, 1970

LEGALS

PETITION FOR RECLASSIFICATION

THE SUBJECT

ZONING

LOCATION

DATE & TIME

PUBLIC HEARING

OFFICE

COMMENTS

REMARKS

SIGNATURE

DATE

TIME

PLACE

MANNER

EFFECT

RESULT

ACTION

DECISION

APPEAL

REVIEW

FINAL

CLOSURE

TERMINATION

DISCONTINUANCE

SUSPENSION

REINSTATEMENT

REPEAL

AMENDMENT

REVISION

CORRECTION

MODIFICATION

ALTERATION

TRANSFORMATION

CONVERSION

ADAPTATION

TRANSFORMATION

CONVERSION

ADAPTATION

TRANSFORMATION

CONVERSION

ADAPTATION

TRANSFORMATION

CONVERSION

ADAPTATION

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 1 one time before the 10th day of August, 1970 the first publication appearing on the 23rd day of July, 1970.

THE NORTHWEST STAR

David L. Lander
Manager

Cost of Advertisement, \$ 12.12

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: 7-25-70
Posted for: RECLASSIFICATION
Petitioner: R. Mettee
Location of property: SW CORNER OF GWYNN OAK AVE. & WOODLAWN DRIVE
Location of Signs: SW CORNER OF GWYNN OAK AVE. & WOODLAWN DRIVE
Remarks:
Posted by: Charles P. Reed Date of return: 8-5-70

W. Lee Harrison, Esquire
725 West Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

_____ day of _____, 1970.

Edward D. Boudy
EDWARD D. BODDY,
Zoning Commissioner

Petitioner Harold Tschudi & Bradley T. J. Motte, Jr.

Petitioner's Attorney W. Lee Harrison, Esquire Reviewed by *Harold Tschudi*
Chairman of the
Advisory Committee

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 71338

DATE July 21, 1970

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

Zoning Dept. of Baltimore County

TO: W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DESCRIPTION	COST	
1	Petition for Reclassification for Bradley T. J. Motte, Jr. et al #71-35-R	\$6.61	\$6.61

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73843

DATE 8/4/70

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

Zoning Office
119 County Office Bldg.,
Towson, Md. 21204

TO: W. Lee Harrison, Esq.,
306 W. Joppa Road,
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 71-35-R		RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DESCRIPTION	COST	
1	Cost of advertising and posting property - Tschudi & Motte No. 71-35	44.68	44.68

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

DATE

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

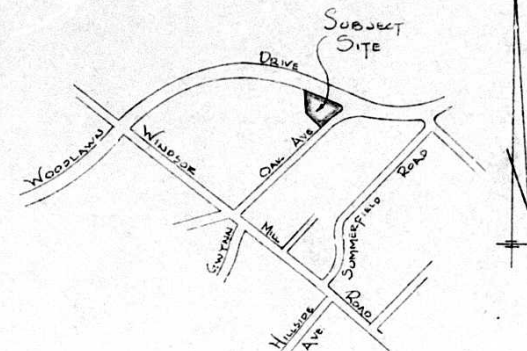
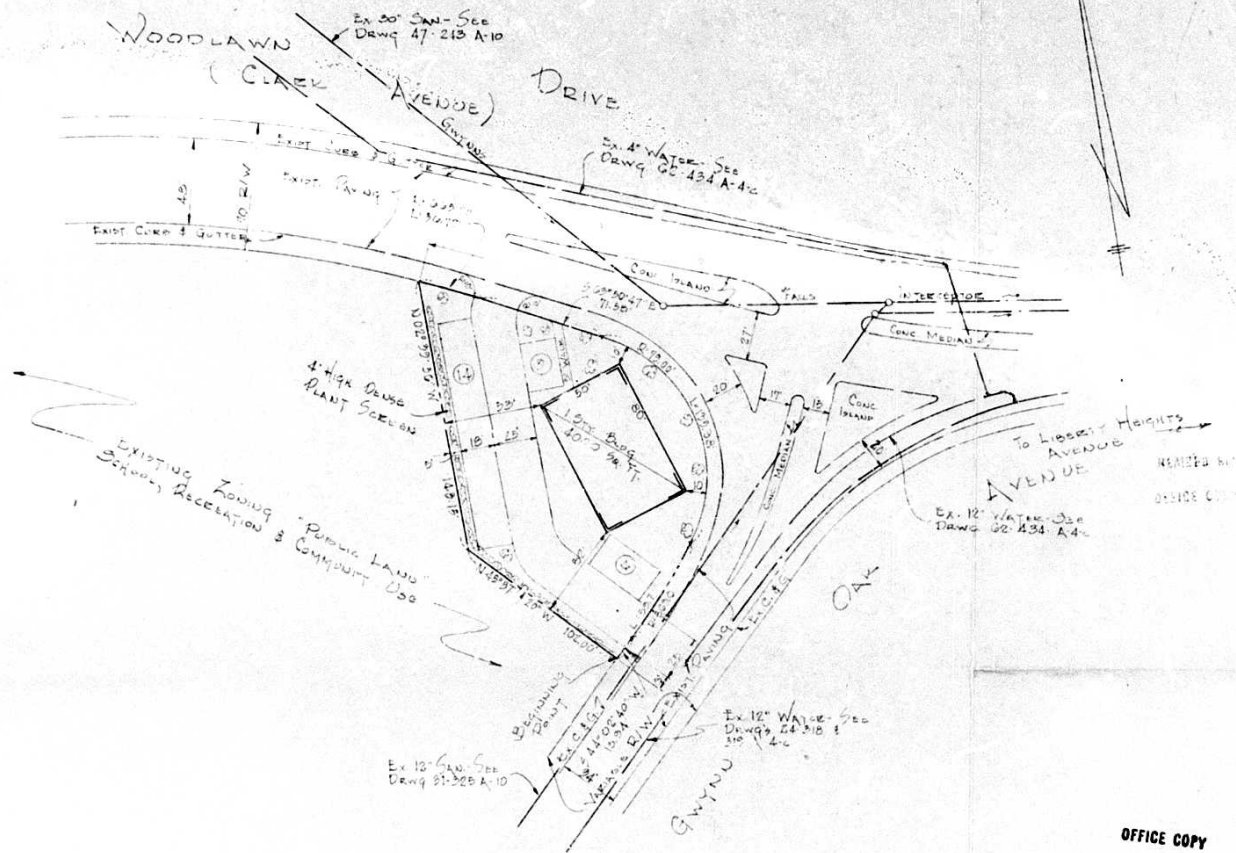
BILLED

Zoning Office
119 County Office Bldg.,
Towson, Md. 21204

TO: W. Lee Harrison, Esq.,
306 W. Joppa Road,
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DESCRIPTION	COST	
1	Cost of appeal -- Tschudi - Motte property No. 71-35-R	\$70.00	\$70.00
1	sign	5.00	\$75.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204



LOCATION PLAN
SCALE 1"=500'

GENERAL NOTES

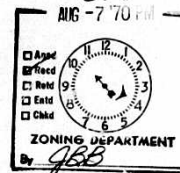
1. AREA OF PARCEL EQUALS 0.40 ACRES
2. EXISTING ZONING "R-2"
3. EXISTING USE "NO USE"
4. PROPOSED ZONING "B-1"
5. PROPOSED USE "RETAIL STORE"
6. OFF-STREET PARKING:
 - A. TOTAL FLOOR AREA = 4,000 SQ. FT.
 - B. REQUIRED PARKING = 20 UNITS
 - C. PROPOSED PARKING = 21 UNITS
7. DRAINAGE OF PARCEL WILL BE IN ACCORDANCE WITH THE POLICY OF THE BALTO. CO. DEPT. OF ENGINEERING

OFFICE COPY

REVISED PLANS

#350

AUG - 7 70 PM



SENT TO ACCOMPANY DETENTION
FOR
RECLASSIFICATION OF PROPERTY
AT

WOODLAWN DR. & GWYNN CRY. AVE

ELECT. DIST. 2

SCALE 1"=50'

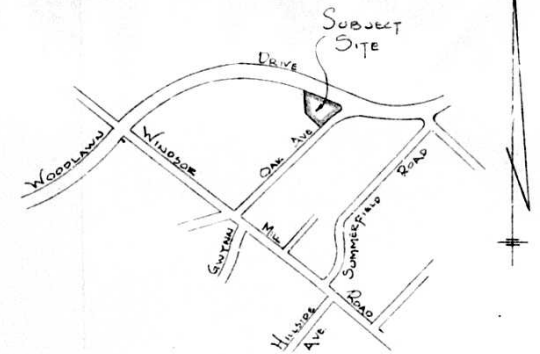
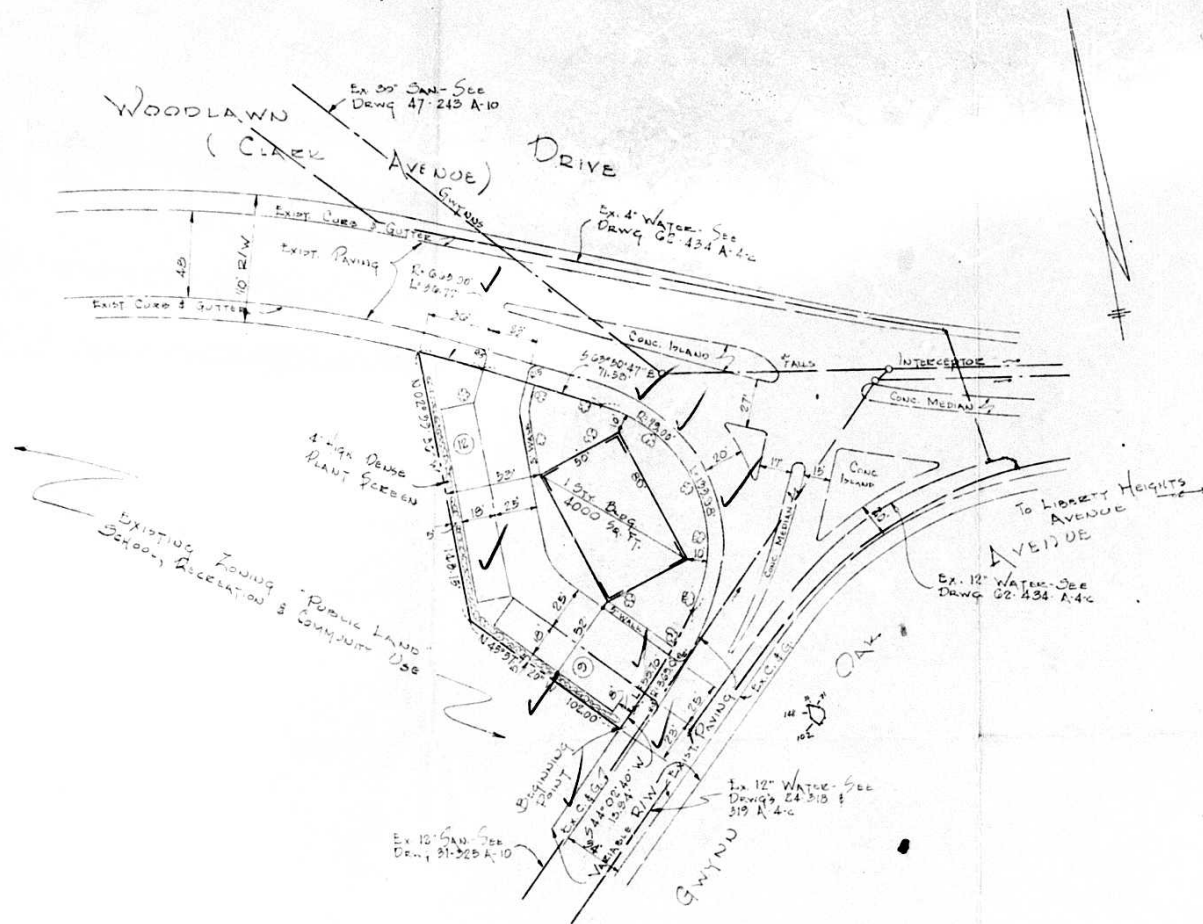
RECEIVED
MAY 1970
REVISED AUG 7, 1970



MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

T & NO.	DRAWN BY	TRACED BY	CHECKED BY
70-72	RLS		ML





LOCATION PLAN
SCALE: 1"=500'

#71-35R

OFFICE
COPY

MAP
2-B
WESTERN
AREA
NW-3-F
BL

REVISED PLANS

- GENERAL NOTES
1. AREA OF PROPOSED DRIVE 0.43 ACRES
 2. EXISTING ZONING "R-20"
 3. EXISTING USE "NO USE"
 4. PROPOSED ZONING "BL"
 5. PROPOSED USE "BATHING STOPS"
 6. OFF-STREET PARKING:
 - A. TOTAL FLOOR AREA - 4,000 SQ. FT.
 - B. REQUIRED PARKING - 20 CARS
 - C. PROPOSED PARKING - 31 CARS
 7. DRAINAGE OF PROPOSED DRIVE TO BE IN ACCORDANCE WITH THE POLICY OF THE STATE DEPT. OF ENGINEERING

PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY

WOODLAWN DR. & GWYNN OAK AVE.
ELECT. DIST. 2
BALTO. CO. MD.
MAY 1, 1970



MATZ, CHILDS & ASSOCIATES 1020 CROWN HILL BRIDGE ROAD BALTIMORE, MARYLAND 21204			
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