

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
County and which is described in the description and plat attached hereto and made a part hereof. 2-B
hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the
to the Zoning Law of Baltimore County, from R-6 to R-A, and (2) that the zoning status of the herein described property be re-classified, pursuant to the
to the Zoning Law of Baltimore County, from R-6 to R-A, and (2) that the zoning status of the herein described property be re-classified, pursuant to the

RA, and 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... Office Use.

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., N.E.
Glen Burnie Maryland 21061
W. Lee Harrison, Esquire
Protestant's Attorney

Address: 308 W. Joppa Road
Townson, Maryland 21204
ORDERED: By The Zoning Commissioner of Baltimore County, this 23rd day
of June, 1974, 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 106, County Office Building in Townson, Baltimore
County, on the 10th day of August, 1974, at 2:00 o'clock

(over)

MCA
MATE, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301-823-0900

DESCRIPTION

1.4 ACRE PARCEL, NORTH SIDE OF CLARKE AVENUE, NORTHEAST
OF WINDSOR MILL ROAD, SECOND ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND.

This Description is For "R-A" Zoning
With Special Exception For Office Use

PARCEL "B"

Beginning for the same at a point on the north side of Clarke Avenue,
as laid out 70 feet wide, located 545 feet, more or less, northeasterly
from the northeast side of Windsor Mill Road, said point being on the
southwest outline of the sixth parcel conveyed by the Woodlawn Cemetery
Company of Baltimore County to Harold Tschudi and others by deed dated
December 31, 1956 and recorded among the Land Records of Baltimore
County in Liber G. L. B. 3425, page 549, running thence and binding on
the southwest, northwest and northeast outlines of said sixth parcel (1)
N 48° 36' 50" W - 300 feet, more or less, (2) N 40° 53' 10" E - 184 feet,
more or less, and (3) S 44° 39' 58" E - 430 feet, more or less, to the
north side of Clarke Avenue, thence binding thereon westerly by a curve
to the left with a radius of 735.00 feet for a distance of 200.00 feet, more
or less, to the place of beginning.

Containing 1.4 acres of land, more or less.
JMA:cje J. O. 70072 May 1, 1970

Water Supply Sewerage Drainage Highways Structures Engineering Reports

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R-6 to R-A, zone, and : COUNTY BOARD OF APPEALS
SPECIAL EXCEPTION for :
Office Building :
N/S of Woodlawn Drive (Clarke Ave.) : OF
545' NE of Windsor Mill Road : BALTIMORE COUNTY
2nd District :
Harold Tschudi and : No. 71-36-RX
Bradley T. J. Mettee, Jr. :
Petitioners :

ORDER OF DISMISSAL

Petition of Harold Tschudi and Bradley T. J. Mettee, Jr. for reclassification
from R-6 to R-A, zone, and Special Exception for office building, for property located
on the north side of Woodlawn Drive (Clarke Avenue) 545' northeast of Windsor Mill Road,
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 23rd 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. Keller, Jr., Chairman
W. Allen Parker
Robert L. Gilliam

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

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 granted 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-1 to B-R.
Granted 7/15/64.
- Case No. 65-311-R - SW/C Kuichloo 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.
- And for such other and further reasons which will be shown
at the hearing hereon.

W. Lee Harrison
308 W. Joppa Road
Townson, Maryland 21204
823-1200
Attorney for Petitioners

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
TION : ZONING COMMISSIONER
SW corner of Gwynn Oak Avenue :
and Woodlawn Drive (Clarke Ave- :
nue) - 2nd District : OF
Bradley T. J. Mettee, Jr. et al : BALTIMORE COUNTY
Petitioners :
NO. 71-35-R (Item No. 356) :

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 em-
braces .46 of an acre and is situated on 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
foot 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 Commis-
sioner of Baltimore County feels that the Petitioners have failed to show er-
ror 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.

W. Lee Harrison, Esq.
308 W. Joppa Road
Townson, Md. 21204

Re: File No. 71-36-RX
Harold Tschudi and Bradley T. J. Mettee, Jr.

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,

Harold Tschudi
Harold E. Bullock

Encl.

cc: Larry L. Lookhart, Esq.
Mr. S. E. Dinwiddie
Mr. Wm. D. Fenn
Mr. R. Womack
Board of Education

With respect to Petition No. 71-36-RX, the Petitioners testi-
fied 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 site of a proposed two (2) story office build-
ing.

Again, this Petition, which requests a Reclassification to Re-
sidential Apartments, must be denied because the Zoning Commissioner feels
that the Petitioners have failed to show error in the 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 previous 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 23rd day of October, 1974,
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 OR-
DERED by the Zoning Commissioner of Baltimore County on this 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 Ex-
ception for an office building be and the same is hereby DENIED.

Walter A. Keller, Jr.
Zoning Commissioner of
Baltimore County

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

W. Lee Harrison, Esquire
308 West Joppa Road
Townson, Md. 21204

Re: Zoning File No. 71-36-RX
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. Keller, Jr., Chairman

cc: Larry L. Lookhart, Esquire

JUN 27 1974

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardisty
 FROM: Oliver L. Myers
 Date: June 12, 1970

SUBJECT: Item 353 (1969-1970)
 Property Owner: Harold Tschudi, et al
 1/2 and 3/4 of Woodlawn Avenue, Trinity
 Gwynn Oak Avenue
 Present Zoning: R-6
 Proposed Zoning: Reclassification to RL and RA and a Special
 Exception for a Retail Store and Office Building
 District: 2nd
 No. Acres: 1.46 and 1.4

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:

Woodlawn Drive is an existing 48-foot road on a 70-foot which has been completely improved.

Storm Drainage:

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.

Sediment Control:

Development of this property through stripping, 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 recording of any record plat or the issuance of any grading or building permits.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property. There is an existing 10-inch sanitary sewer in Woodlawn Drive, as shown on Drawing #51-1032, A-10.

Item 353 (1969-1970)
 Property Owner: Harold Tschudi, et al
 Page 2
 June 12, 1970

Water:

Public water can be made available by the construction of a public water main extension in Woodlawn Drive from the existing 12-inch water main in Windsor Hill Road, as shown on Drawing #52-435, A-4-B.

Edward D. Hardisty
 Edward D. Hardisty, P.E.
 Chief, Bureau of Engineering

END:RAM:DH:mas

L-SE Key Sheet
 10 MW 21 Position Sheet
 NW 3P Topo

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
 JEFFERSON BUILDING
 TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty
 FROM: Oliver L. Myers
 Date: June 5, 1970
 SUBJECT: Item 353 - ZAC - June 2, 1970
 Property Owner: Harold Tschudi, et al
 Woodlawn Avenue vicinity Gwynn Oak Avenue
 RA & Special Exception for Office Building

The subject petition is requesting a change from R6 to RA with special exception for offices of 1.4 acres. As R6, it will generate 70 trips per day. As RA, 170 trips per day. As an office building, 360 trips per day. Due to the size of the property, there should be no major traffic problems. However, should large areas of offices go up in this area, some problems can be anticipated.

C. Richard Moore
 C. Richard Moore
 Assistant Traffic Engineer

CM:mr

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: June 1, 1970

FROM: Lieutenant Thomas E. Kelly
 Fire Department
 SUBJECT: Property Owner:
 Harold Tschudi, et al

Location: 1/2 and 3/4 of Woodlawn Avenue, Vicinity Gwynn Oak Avenue

Item # 353 Meeting Agenda June 2, 1970

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.

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards.

Lt. T. E. Kelly

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning
 FROM: Mr. Everett S. Reed,
 Plans Review
 Date: June 3, 1970
 SUBJECT: Item 353 - Harold Tschudi et al
 1/2 & 3/4 of Woodlawn Ave.
 Vicinity Gwynn Oak Ave.
 District 2

Petitioner to meet all applicable requirements of Baltimore County Building Code and regulations; see multiple occupancies Section 400.3 and Business occupancies Section 401.

Everett S. Reed
 Everett S. Reed, Plans Review

ERS:cjb

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
 OF JUNE 2, 1970

Petitioner: HAROLD TSCHUDI, ET AL
 Location: 1/2 & 3/4 of Woodlawn Ave., vicinity Gwynn Oak Ave.
 District: 2
 Present Zoning: R-6
 Proposed Zoning: RA & S.E. For ~~RETAIL STORE~~ OFFICE BLDG.
 No. of Acres: 1.4

Comments: WOULD NOT INCREASE STUDENT POPULATION

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... 29th... 1970... before the... 16th... day of... AUGUST... 1970... the first publication appearing on the... 23rd... day of... July... 1970.

THE JEFFERSONIAN,
 Manager.

Cost of Advertisement, \$.....

LEGAL

PETITION FOR DECLARATION OF
 NON-CONFORMANCE WITH THE
 ZONING ORDINANCE

ZONING: From R-6 to R-6A, Zone
 for Special Exception for Office
 Building.

LOCATION: 1/2 and 3/4 of Woodlawn
 Drive (Close Avenue) 541 feet more
 or less, Township of Windsor Hill Road.

DATE & TIME: MONDAY, AUGUST 10,
 1970 at 2:00 P.M.

OFFICE BUILDING, 111 W. Chesapeake
 Avenue, Towson, Maryland.

The Zoning Commission of Baltimore
 County, Maryland, on the 23rd day of
 July, 1970, at 2:00 P.M., held a public hearing.

Present: Edward D. Hardisty,
 Zoning Commissioner, R-6A
 Proposed Zoning, R-6A

On the 23rd day of July, 1970, at 2:00 P.M., the Zoning Commission of Baltimore County, Maryland, held a public hearing on the petition for a special exception for an office building, 111 W. Chesapeake Avenue, Towson, Maryland.

All that portion of land in the second
 quarter of Baltimore County.

Beginning for the parcel at a point
 in the 7th line of Chalkley Avenue,
 as laid out 70 feet more or less,
 from the north line of Chalkley Avenue
 to the south line of Chalkley Avenue.

Containing 1.4 acres of land, more or less,
 as shown on the plat of the same
 filed for record in the Office of the
 Clerk of the Circuit Court of Baltimore
 County, Maryland, on the 23rd day of
 July, 1970, and recorded in the Land
 Records of Baltimore County, Maryland.

and 1.4 acres of land, more or less,
 as shown on the plat of the same
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 County, Maryland, on the 23rd day of
 July, 1970, and recorded in the Land
 Records of Baltimore County, Maryland.

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 as shown on the plat of the same
 filed for record in the Office of the
 Clerk of the Circuit Court of Baltimore
 County, Maryland, on the 23rd day of
 July, 1970, and recorded in the Land
 Records of Baltimore County, Maryland.

LAW OFFICES
W. LEE HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204
October 9, 1970

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

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

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 \$75.00 to cover the
costs of said appeal.

Very truly yours,

W. Lee Harrison

b/enc.



MICROFILMED

October 8, 1970

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

RE: Petition for Reclassification
SW/corner of Gwynn Oak Avenue
and Woodlawn Drive (Clarke Avenue),
2nd District
Bradley T. J. Motte, 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/ari

Attachments

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

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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

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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 #71-36-RX, North side of Woodlawn Drive (Clarke Avenue) 545 feet
northeast of Windsor Mill Road
Petition for Reclassification from R-6 to R.A.
Petition for Special Exception for Office Building
Harold Tschudi, et al - Petitioners

2nd District

HEARING: Monday, August 10, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition
for reclassification from R-6 to R.A. zoning, together with special exception for
offices.

Both the Staff and the Board feel that the buffer and open space afforded by the
Woodlawn Elementary School offer suitable and adequate transition from the
commercial activities in Woodlawn Center and that additional reclassification
is not warranted. We believe that the present zoning is correct and that no
changes in the manner of land use have occurred which would justify additional
apartment zoning here.

GEG/mh



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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 8, 1970

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204

COUNTY OFFICE BUILDING
1117 QUINCY AVENUE
TOWSON, MARYLAND 21204
TO: OLIVER L. MYERS
CHAIRMAN
FROM: BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF
FINE INSPECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Dear Sir:

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 unimproved tract of
land, with the property to the east and west improved with
a cemetery. The property to the southeast is improved
residential property. The property to the northeast is
improved with a dwelling. The property to the south and
lying on the south side of Woodlawn Drive is school property
and an additional piece of property, which is presently
under consideration on another zoning case.

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:

Woodlawn Drive is an existing 40-foot road in a 70-foot right of way
which has been completely improved.

Storm Drains:

The petitioner must provide necessary drainage facilities
(temporary or permanent) to prevent creating any nuisances or

MICROFILMED

W. Lee Harrison, Esq.
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July 8, 1970

Storm Drains: (Continued)

drawings 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.

Sediment Control:

Development of this property through striping, 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 striping
of top soil.

Grading studies and sediment control drawings will be necessary to be
reviewed and approved prior to the recording of any record plat or the
issuance of any grading or building permits.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.
There is an existing 10-inch sanitary sewer in Woodlawn Drive, as shown
on Drawing #61-1027, A-10.

Waters:

Public water can be made available by the construction of a public
water main extension in Woodlawn Drive from the existing 12-inch water
main in Windsor Mill Road, as shown on Drawing #62-435, A-4-b.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R5 to RA with
special exception for offices of 1.4 acres. As RA, it will generate
70 trips per day. As RA, 170 trips per day. As an office building, 360
trips per day. Due to the size of the property, there should be no
major traffic problems. However, should large areas of offices go up
in this area, some problems can be anticipated.

BOARD OF EDUCATION:

Would not increase student population.

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W. Lee Harrison, Esq.
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July 8, 1970

BUILDING ENGINEER'S OFFICE:

Petitioner to meet all applicable requirements of Baltimore
County Building Code and Regulations. (See multiple occupancies,
Section 400.3 and business occupancies, Section 404.)

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.

Fire hydrants for the proposed site are required and shall be
in accordance with Baltimore County Standards.

HEALTH DEPARTMENT:

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.

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. Myers
OLIVER L. MYERS, Chairman

OLM/JO
Enc.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: June 12, 1970

FROM: Ian J. Forrest

SUBJECT: Item 353 - Zoning Advisory Committee Meeting, June 2, 1970

353. Property Owner: Harold Tschudi, et al
Location: N/S and S/S of Woodlawn Ave.
vicinity of Gwynn Oak Ave.
Present Zoning: R-6
Proposed Zoning: Reclass. to B1 and RA and a
Special Exception for a Retail
Store and Office Building
District: 2nd
No. Acres: .46 and 1.4

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.

Oliver L. Myers
Oliver L. Myers, Chairman
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMC/ca

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting Oct 24-1970
Posted for Appeal
Petitioner Harold T. Tschudi, Bradlee S. M. T. Co. Inc.
Location of property N. 1/2 of Woodlawn Dr. - 545' NE of Windsor Mill Rd.
Location of Signs 545' NE of Woodlawn Dr. - 545' NE of Windsor Mill Rd.
Remarks Appeal
Posted by Edward D. Hardesty Date of return Oct 30-1970
Signature

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting 7-25-70
Posted for Reclassification & Special Exception
Petitioner H. Tschudi
Location of property N. 1/2 of Woodlawn Dr. - 545' NE of Windsor Mill Rd.
Location of Signs 545' NE of Woodlawn Dr. - 545' NE of Windsor Mill Rd.
Remarks Appeal
Posted by Edward D. Hardesty Date of return 8-5-70
Signature

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204

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 23rd day of June 1970

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner: Harold Tschudi, et al

Petitioner's Attorney: W. Lee Harrison, Esq.

Reviewed by Edward D. Hardesty
Chairman of
Advisory Committee

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 75330

DATE 10/16/70

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

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

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

QUANTITY	REPORT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
	<u>01-622</u>	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	<u>\$75.00</u>
			<u>COST</u>
		Cost of appeal - Ex Tschudi - Mettee property	<u>\$70.00</u>
		No. 71-36-RX 1 sign	<u>5.00</u>
			<u>\$75.00</u>

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

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73844

DATE 9/2/70

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

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

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

QUANTITY	REPORT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
	<u>01-622</u>	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	<u>\$44.50</u>
			<u>COST</u>
		Cost of advertising and posting property - Tschudi & Mettee, Jr.	<u>\$44.50</u>
		No. 71-36-RX	

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

TELEPHONE
823-3000
EXT. 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 71339

DATE July 21, 1970

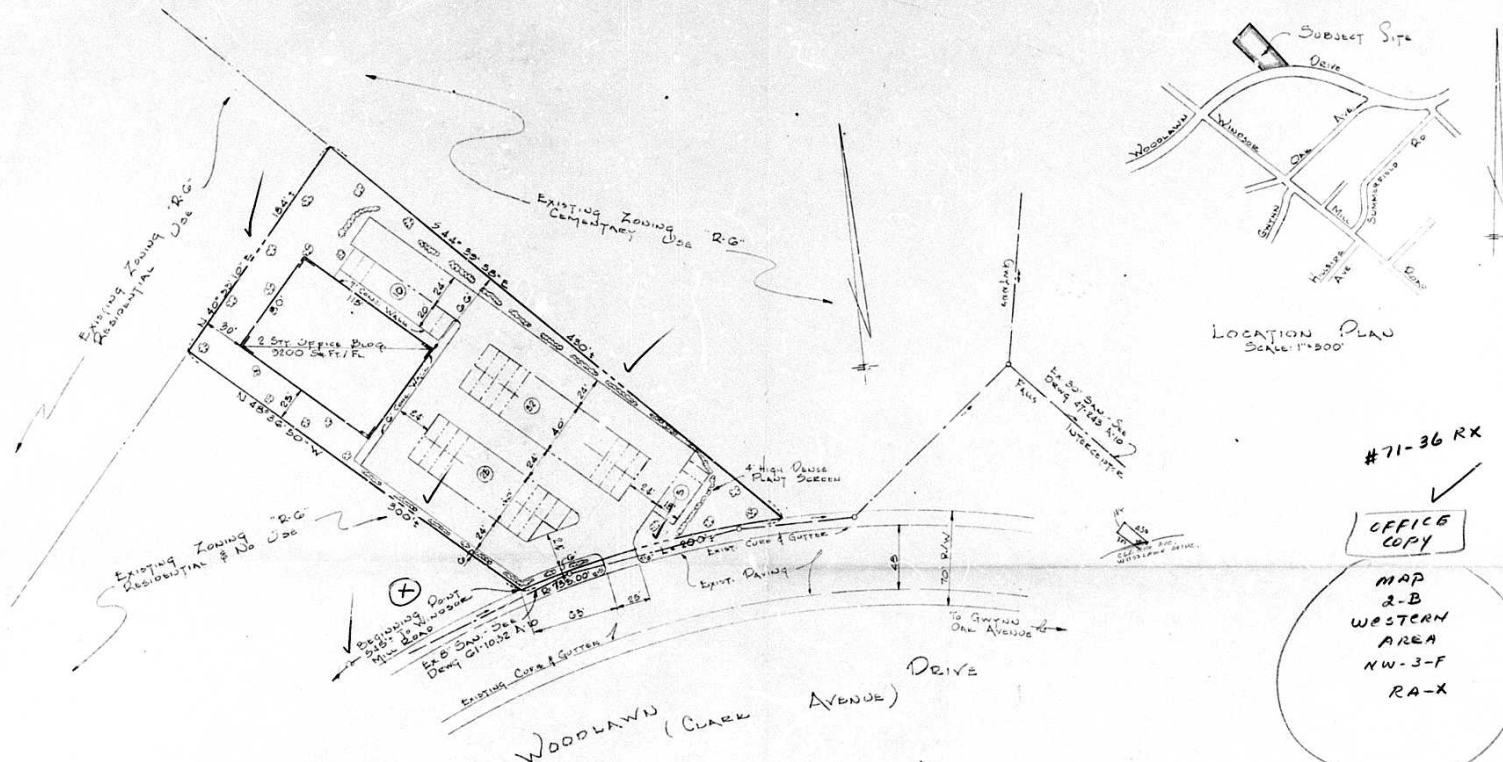
BILLED

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

Zoning Dept. of Baltimore County

QUANTITY	REPORT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
	<u>01-622</u>	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	<u>\$28.00</u>
			<u>COST</u>
		Petition for Reclassification and Special Exception for Harold Tschudi, et al	<u>\$28.00</u>
		#71-36-RX	

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



GENERAL NOTES

1. AREA OF PROPERTY EQUALS 1.4 ACRES ±
2. EXISTING ZONING OF PROPERTY "R-G"
3. EXISTING USE OF PROPERTY "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY "RA WITH SPECIAL EXCEPTION"
5. PROPOSED USE OF PROPERTY "2-STR OFFICE BUILDING"
6. OFF-STREET PARKING:
 - A. TOTAL PARKING AREAS = 10,400 SQ FT
 - B. REQUIRED PARKING = 50 UNITS
 - C. PROPOSED PARKING = 72 UNITS
7. EXISTING STRUCTURES ON SITE SHALL BE REMOVED
8. DRAINAGE OF SITE SHALL BE IN ACCORDANCE WITH THE POLICY OF THE BOARD OF DEPT. OF ENGINEERING
9. WATER SERVICE TO THE SITE WILL BE EXTENDED FROM THE EXISTING MAIN IN WINDSOR MILL ROAD

REVISED PLANS

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION & SPECIAL EXCEPTION
OF PROPERTY VICINITY OF
WOODLAWN DRIVE & WINDSOR MILL ROAD
ELECTION DISTRICT 2 BALTIMORE COUNTY, MD.
SCALE 1"=50' MAY 12 1970

