

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Laurel Lumber Company, Inc., 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 R-6 and B-L zone to an B-R zone; (2) that the zoning status of the herein described property be re-classified, pursuant to Section 238.2 of said Regulations to permit a side yard of 20 feet instead of the required 30 feet and a minimum distance between buildings of 20 feet instead of the required 60 feet and to permit a rear yard of 15 feet instead of the required 30 feet, all for the reasons as set forth on the sheet 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, 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: LAUREL LUMBER COMPANY, INC.
 Legal Owner: Laurel Lumber Company, Inc.
 Address: Windsor Mill Road
Baltimore, Maryland 21207

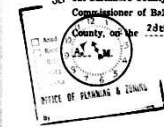
Petitioner's Attorney: 212 Washington Avenue
Towson, Maryland 21204
925-2900
 Protester's Attorney: _____

ORDERED By the Zoning Commissioner of Baltimore County, this 1st day of September, 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 106, County Office Building in Towson, Baltimore County, on the 28th day of October, 1970, at 10:00 o'clock.

Edward D. Hardisty
 Zoning Commissioner of Baltimore County

(over)

ORDER OF PUBLIC HEARING



71-142 RA
 MAP 2-B
 WESTERN AREA
 NW-SH
 BR-A



MATZ, CHILDS & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 3-1 823-0900

DESCRIPTION

6.1 ACRE PARCEL, PART OF THE PROPERTY OF THE LAUREL LUMBER COMPANY, NORTHEAST SIDE OF WINDSOR MILL ROAD, NORTHWEST OF ROLLING ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Parcel "A"

This description is for "B-R" Zoning, with Side Yard Variances.

Beginning for the same at a point on the northeast side of Windsor Mill Road, at the distance of 1753 feet, more or less, as measured northwesterly along said northeast side of Windsor Mill Road from its intersection with Rolling Road, running thence binding on said northeast side of Windsor Mill Road, (1) northwesterly 42 feet, more or less, to intersect the 4th line of Baltimore County Zoning Description 2 BL 45, thence binding on the 4th, 3rd, and 2nd line of said description, three courses: (2) northeasterly 200 feet, (3) northwesterly 270 feet, and (4) southwesterly 200 feet, thence again binding on said northeast side of Windsor Mill Road, (5) northwesterly 219 feet, more or less, thence along the northwest outline of the land owned by the Laurel Lumber Company, (6) northeasterly, 616 feet, more or less, thence by a line parallel with Windsor Mill Road and 600.00 feet northeasterly from the proposed northeast side thereof, (7) southeasterly 532 feet, more or less, and thence binding on the southeast outline of the land herein mentioned, (3) southwesterly, 616 feet, more or less, to the place of beginning.

Containing 6.1 acres of land, more or less.

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Other ■ Reports
 HGW:mpI J. O. #70047 March 30, 1970



MATZ, CHILDS & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 3-1 823-0900

DESCRIPTION

1.2 ACRE PARCEL, PART OF THE PROPERTY OF THE LAUREL LUMBER COMPANY, NORTHEAST SIDE OF WINDSOR MILL ROAD, NORTHWEST OF ROLLING ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Parcel "B"

This description is for "B-R" Zoning, with Side Yard Variances.

Beginning for the same at a point on the northeast side of Windsor Mill Road, at the distance of 1800 feet, more or less, as measured northwesterly along said northeast side of Windsor Mill Road from its intersection with the centerline of Rolling Road, running thence binding on said northeast side of Windsor Mill Road and on the 1st line of the Baltimore County Zoning Description 2 BL 45, (1) northwesterly 270 feet, thence binding on the 2nd, 3rd, and 4th lines of said description three courses: (2) northeasterly 200 feet, (3) southwesterly 270 feet, and (4) southwesterly 200 feet to the place of beginning.

Containing 1.2 acres of land, more or less.

HGW:mpI J. O. #70047 March 30, 1970



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Other ■ Reports

ATTACHED TO AND MADE A PART OF PETITION FOR ZONING RECLASSIFICATION BY LAUREL LUMBER COMPANY (R-6 and B-L to B-R)

REASONS FOR REQUEST FOR RECLASSIFICATION

- Since the adoption of the Zoning Map for the Western Area the character and conditions of the area have so changed that a reclassification of Petitioners' premises to a B-R zone is justified, appropriate and in fact required under proper zoning standards and principles.
- There was error in adoption of the Zoning Map for the Western Area by virtue of its failure to make adequate provisions thereon for business roadside uses in the neighborhood of the subject premises and reclassification of Petitioners' property will remedy such error and serve to provide business use demanded and required without adverse effect on neighboring properties.
- The premises desired to be reclassified have been occupied for sale and storage of lumber and allied products and as a non-conforming use since prior to the adoption of the Baltimore County Zoning Regulations.
- That the Planning Board of Baltimore County has recommended that a portion of the premises be reclassified to a B-R zone thereby recognizing the need for such a classification at this location.
- Under Petition 68-209 a reclassification from R-6 to BM was granted on property situate on the North side of Rolling Road a very short distance from the subject property.
- The subject property has been used for nearly fifty years for its now proposed use for retail sales and building material storage yard and all buildings and parking areas shown on the plat accompany this petition are and have been in existence for a long period of time and comprise a nonconforming use.
- The variances requested are necessitated by the locations of the existing structures on the subject property and strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty and unreasonable hardship and the granting of the requested variances will not cause substantial injury to public health, safety and general welfare.
- That to the east of the subject property there is an existing residential and bus terminal use.
- The petition is filed to allow the owner to use the property for its highest and best use and its actual use.
- Future growth of commercial activity in the area of the subject property could properly be concentrated about the subject property and if it is reclassified as requested the present realities in this area and concentration of future commercial zoning would be recognized.
- And for other reasons to be presented at the time of hearing on the Petition.

71-142 RA
 MAP 2-B
 WESTERN AREA
 NW-SH
 BR-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner
 FROM: Mr. George E. Gonnelli, Director of Planning

SUBJECT: Petition 71-142-RA, Northeast side of Windsor Mill Road 1758 feet northwest of Rolling Road.
 Petition for Reclassification from R-6 and B-L to B-R. Zone Petition for Variance to permit a side yard of 20 feet instead of the required 30 feet and a minimum distance between buildings of 20 feet instead of the required 60 feet and to permit a rear yard of 15 feet instead of the required 30 feet.
 Laurel Lumber Company, Inc. - Petitioners

2nd District
 HEARING: Wednesday, October 28, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification and variances and has the following comments to make.

The recommended zoning map on which public hearings were held by the Planning Board did affirm the present commercial zoning. At the hearing, a request was made by this petitioner to extend commercial zoning in a manner similar to the request of this petition. We see some merit in this request but will not be able to identify the resolution by the Planning Board until such time as the Board itself shall have reviewed the issues.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

COUNTY OFFICE BUILDING
 118 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

David D. Downes, Esq.
 212 Washington Avenue
 Towson, Maryland 21204

RE: Type of Hearings: Reclassification from an R-6 and B-L zone to an B-R zone
 Location: N/E side of Windsor Mill N/W of Rolling Road
 Petitioners: Laurel Lumber Co., Inc.
 Committee Meeting of April 21, 1970
 2nd District
 Item 251

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 several dwellings, a hardware store, and building supply warehouse, several out buildings, and an outdoor storage yard. The property to the north and east is pasture farm land improved with some dwellings. The property to the west is improved with a dwelling, an out building located to the rear which has been converted to a bus terminal use. The property to the south is farm land and residential in character.

BUREAU OF ENGINEERING:

Highways

Windsor Mill Road is an existing County road which shall ultimately be improved as a 40-foot curbed cross-section on a 60-foot right-of-way. Highway right-of-way and road improvements will be required in connection with the future development of this site.

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

David D. Downes, Esq.
 212 Washington Avenue
 Towson, Maryland 21204
 Item 251

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Storm Drains: (Continued)

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 sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading and building permits in connection with any future improvements not shown on this plan.

Water and Sanitary Sewers

Public water and sanitary sewerage is not available to serve this property; therefore, private water and sewerage systems must be provided in accordance with Department of Health requirements.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petitioner is requesting a change from R-6 to B-R. This proposal should increase the trip density from 1100 trips to 5500 trips per day. At the present time, Windsor Mill Road is not designed to handle this type of commercial volume.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet all applicable requirements of Baltimore County Building Code.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

David D. Downes, Esq.
 212 Washington Avenue
 Towson, Maryland 21204
 Item 251

- 3 - June 11, 1970

BOARD OF EDUCATION:

No hearing on student population since the area is now being used as building material storage yard and for commercial use.

HEALTH DEPARTMENT:

This plan is not complete, therefore, this department cannot make proper comments.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as petitioner submit revised plans indicating the following:

- The extent of the macadam paving.
- The means for providing proper water and sewerage disposal.
- 4 foot high concrete screening around the proposed parking area.
- The interior circulation of traffic from the warehouse store combination to the outdoor storage yard.
- The proposed 40 ft. cross section curb and gutter on a 60 ft. right-of-way.

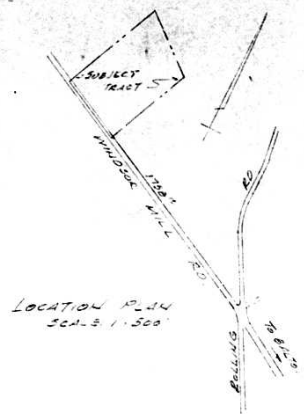
Very truly yours,

Oliver L. Myers
 OLIVER L. MYERS, Chairman

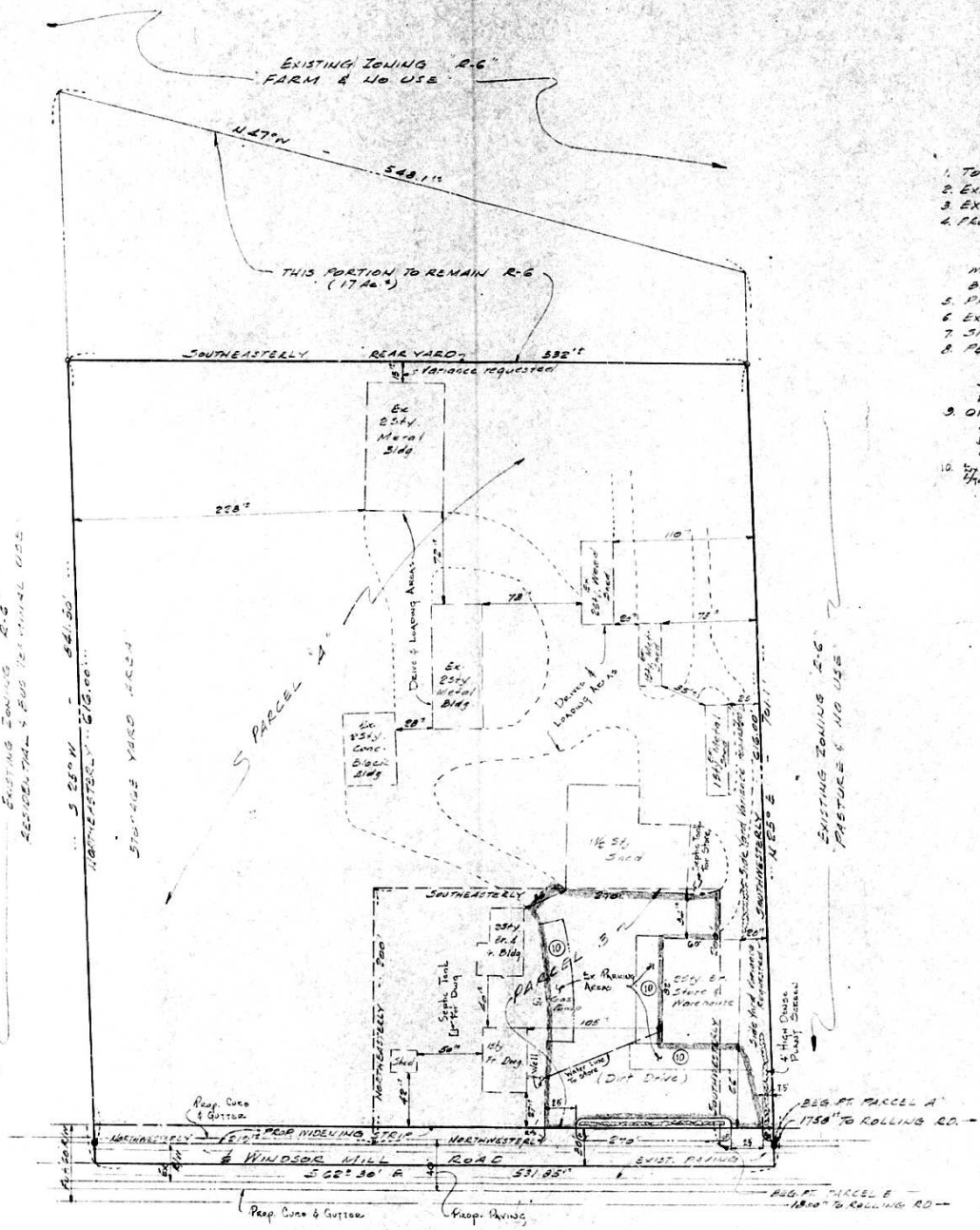
OLM:SD
 Enc.

GEG:msh

01-05-71



LOCATION P. 34
SC. 3 1:500



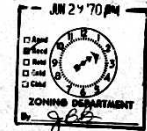
GENERAL NOTES

1. TOTAL AREA OF TRACT = 30.46±
2. EXISTING ZONING OF TRACT "R-6" & "B-2"
3. EXISTING USE OF TRACT COMMERCIAL USE & BUILDING MATERIAL STORAGE YARD USE
4. PROPOSED ZONING OF TRACT
 - PARCEL A (6.14±) R-6 TO B-2
 - PARCEL B (18.26±) B-2 TO B-2
5. WITH SIDE YARD VARIANCES BETWEEN BUILDINGS AND BETWEEN BUILDINGS AND PROPERTY LINES
6. PROPOSED USE OF TRACT RETAIL BLDG & BUILDING MATERIAL STORAGE YARD
7. EXISTING STRUCTURES ON SITE TO REMAIN
8. PETITIONER IS REQUESTING A VARIANCE TO SECTION 228.2 OF THE ZONING CODE TO PERMIT A SIDE YARD OF 20' INSTEAD OF THE REQUIRED 30' AND A MINIMUM DISTANCE BETWEEN BUILDINGS OF 20' INSTEAD OF THE REQUIRED 60'. ALSO TO PERMIT A REAR YARD OF 15' INSTEAD OF THE REQUIRED 30'
9. OFF-STREET PARKING:
 - A. RETAIN FLOOR AREA = 4200 SQ. FT.
 - B. REQUIRED PARKING = 25 UNITS
 - C. EXISTING PARKING = 30 UNITS
10. EXISTING DIRT PARKING AREA TO BE PAVED TO 1/4 STY. SUBD BEHIND 2 STR. BEHIND AREA & WASHINGTON (UNPAVED AREA)

Parcel Number

#71-142RA

OFFICE COPY



REVISED PLANS 2/81

PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION OF PROPERTY NORTHEAST SIDE WINDSOR MILL ROAD 1600' NORTHWEST OF ROLLING ROAD

MAP 2-B WESTERN AREA NW-S-N BR-A

ELECT DIST 2

BALTIMORE COUNTY, MD

SCALE: 1" = 50'

APRIL 1, 1970
REVISED JUNE 28, 1970



MATZ GIBBS & ASSOCIATES
1000 W. BALTIMORE AVE.
BALTIMORE, MD 21201
TEL. 527-1200
TELETYPE 527-1200
FAX 527-1200

