PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

MAP Inc. County and which is described in the describion and plat attached hereto and make a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuint $w^{\nu} > 12e^{-t}$.

to the Zoning Law of Baltimore County, from an R-6 and R-L. none to an ARCA and R-1. none to a none to an ARCA and R-1. none to a n

See attached description

County, to use the herein described property, for ... perty is to be posted and advertised as prescribed by Joning Regulations agree to pay expenses of above re-classification and/or Special Exception advertising upon filing of is petition, and further agree to and are to be bound by the zoning re County adopted pursuant to the Zoning Law for Balti

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore

LAUREL LUMBER COMPANY, INC. Mude Legal Owner Address Windsor Mill Road Baltimore, Maryland 21207

Petitioner's Attorney
212 Washington Avenue Address Towson, Maryland 21204 825-2900

DATE

STATE OF PLANNING & JUNEAU

ORDERED By The Zoning Commissioner of Ealtimore County, this. 1st 150 that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-but Bertimore 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, Baltimor 2dth day of October 196×70 at 10:00 o'clock AL. LE Sward D. Hardesty



SEP.

Md. 21204, Tel. 301 823-0900

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 Roas, running thence hinding on said northeast side of Windsor Mill Road, (1) northwesterly 42 feet, 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 Laurei Lumber Company, (6) northeasterly, 616 feet, more or less, thence by a line paralic! with Windsor Mill Road and 600, 00 feet northeasterly from the proposed northeast side thereof, (7) south:asterly 532 feet, more or less, and thence, binding on the southeast outline of the land herein mentioned, (3) southered try, lace to the place of beginning.

Containing 6.1 a res of land, more or les-



Lester Matz, P.E. L.S. John C. Childs, P.E. L.S. 171-142RA

Western

DESCRIPTION

PREA 1.2 ACRE PARCEL, PART OF THE PROPERTY OF THE LAW LLUMBER 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 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) northeaster y 200 feet, (3) southeasterly 270 feet, and (4) southwesterly 200 feet to the place of beginning.

Containing 1.2 acres of land, more or less,

State Of Canality March 30, 1970

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

REASONS FOR REQUEST FOR RECLASSIFICATION

- Since the adoption of the Zoning Map for the Meetern Area the character and conditions of the area have so changed that a "eclas-i-fication of Petitioners" premises to a B-R zone is justified, appro-riate and in fact required unier proper zoning standards and principles.
- There was error in adoption (1 the Zoning Map for the Western Area by virtue of its failure to make adequate provisions thereon for business roadside uses in the neighborhood 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 roclassification 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.
- 6. 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-ing this petition are and have been it existence for a long period of time and comprise a nonconforming use.
- 7. The variances requested are necessitated by the locations of the existing structures on the subject property and strict compliance with the Toning Regulations for Baltimere County would result in practical difficulty and unreasonable hardship and the granting of the requested variances will not cause substantial injury to public healin, safety and general welfare.
- 8. 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 'ts actual use.
- 10. 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 receipnized.
- 11. And for otherreasons to be presented at the time of hearing on

BALTIMORE COUNTY, MARYLAND

NTER-CFFICE CORRESPONDENCE

TO. Mr. Edward D. Hardesty, Date Zoning Commissioner
FROM. Mr. George E. Govrelis, Director of Planning Date October 28, 1970

SURRECT Patition #71-142-RA. Northeast side of Windsor Mill Road 1758 feet northwest of Bolling Road.
Patition for Reclassification from P 6 and B.L. to B.R. Zone
Patition for Variances to parmit 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 reau yard of 15 feet instead of the required 50 feet.
Lowel Lumber Company, Inc. - Patitioners.

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 offirm the pre-ent commercial zoning. At the hearing, a request was made by this pertitioner to extend commercial zoning in a moment 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:

11 28 70 M =

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

6

COUNTY OFFICE Stude 111 % Chesapenic Ave. Towara, Maryland 21101 OLIVER L MYERS

MEMBERS BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERIN

STATE ROADS COMMISS BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN ZONING ADMINISTRATI

INDUSTRIAL DEVELOPMENT

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

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 failowing comments are a result of this review and inspection.

The conject property is presently improved with several dwellings, a hardware store, and building supply warehouse, several out buildings, and an outdoor storage yard. The supply several control of the seve

BUREAU OF ENGINEERING:

Hf ghways 1

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 improvem will be required in connection with the future development of

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

June 11, 1970

Storm Drains: (Continued)

of surface waters. Correction of any problem which may result, due to improper yading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

. . .

Sediment Control:

Development of this property through stripping, grading and stripping the stripping of the property. A grading private and public holdings domantemen 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 primits 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 saverage systems must be provided in accordance with Beautment of Health requirements.

PRG'ECT 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 85 5 SL to BR, This proposal should increase the trip density from 1100 trips to 5500 trips per day, At the present time, Window 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.

June 11, 1970

BOARD OF EDUCATION:

No bearing 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 tioner submits revised plans indicating the following:

1. The extent of the macadam paving.

2. The means for providing proper water and sewerage disposal.

4 foot high compace screening around the proposed parking area.

4. The interior circulation of traffic from the

5. The proposed 40 ft. cross section curb and gutter on a 60 ft. right of way.

Very truly yours, Aliver L. Myses

OLH:JO

01-05-71

Unsuant to the advertisement, posting of preperty, and public hearing on the above petition and
appearing that by reason of error in the original soning map, the above Reclassification
hould be had; and it further appearing that by reason of the following finding of
acts that strict compliance with the Bultimore County Zoning Regulations would result
practical difficulty and unreasonable hardship won the Petitioner and the Variances
equested would grant relief without substantial injury to the public health, safety and eneral welfare of the locality involved, Variances to permit a side yard of twenty (20)
on where Berlevelicetion should be had, and it frother appearable the resource from the contract of
get instead of the required thirty (30) feet and a minimum distance between buildings
twenty (20) feet instead of the required sixty (60) feet; and to permit a rear yard
f fifteen (15) feet instead of .e required thirty (30) feet, should be granted,

	IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3d
	day of Cotober 192.70, that the herein described property or area should be and
2000	the same is hereby reclassified from a R.G. and S.L
4	date by this Order, subject to approved of the site plan by the Bureau of Public Services and the Office of Flanning and Zoning.
1	Purchant to the advertisement, posting of property and public hearing on the above petition
10	and it appearing that by reason of
2	
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the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... DENIED and that the above described property or area be and the same is hereby continued as and

RECEIVED FOR P OCESSING DATE 4-+-70 OFFICE OF PLANNING & ZONING

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494-2413	BALTIMORE COUNTY, MARYLANI	D Ra	5356
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PETITRIN FOR ALCLASSIFICATION	ST\$150834			
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ZUMBEC: From R-6 and R.L. to R.R. Zone. Petition for Variance for Side	•			
LOCATION Nurtheast asso of Window Mill Read 1730 feer, more or less, North- west of Railing Road.		CERTIFIC	CATE OF PUBLICAT	TION
PUBLIC HEADING ROOM AM. PUBLIC HEADING ROOM 104, COUNTY Office Building, 111 W. Chemania A.				
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for immed of the required 30 feet. The Zoning Requirem to be excepted so feet.	kly	newspaper pr	inted and publi	shed in Pikes-
Section 290.3 - Subs and Sone Yords - 30 Section Percent of land in the Second Dis- trict of Substance Could be the Second Dis-	le,	Baltimore Co	ounty, Maryland,	once in each
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filed with the Zenting Department, linering fister Weder adey, October 24, 1970 or 10:00 A.M.				
Public Hearing: Room 108, County Or- fice Building, 111 W. Chenaposto Ave- nue, Touson, Ma. BY GROER OF EDWARD D. HARDESTY				
EDWARD D. MARDESTY ZOMING COMMISSIONER OF BALTIMORE COUNTY				

CERTIFICATE OF POSTING

District 2 nd	Date of Posting OCT. 10-197
Posted for DECLASSIFICATION	9 A VARIANCE
- LAUREL LON	AFR PO. INC.
Dalling Dd	WINDSOR MILL Rd 1758 FT. NW OF
Location of Stone O+Q F/S	OF WINDSOR MILL Rd. 1800 FT. +-
W OF ROLLING Rd.	
Remarks: Posted by Relation 17: 17.	ed Date of return: OLT: 16-1970

PETI	TION FOR D VARIAN ING: Frem	RECLASU CE-Day I	PICATION HITRICT	
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		dag Cress	ARDESTY.	

BLICATION

	TOWSON, MD.,	October 3
THIS IS	TO CERTIFY.	that the annexed advertisemen
published in	THE JEFFERSO	ONIAN, a weekly newspaper p
and publish	ed in .owson, B	altimore County, Md., once in
of one tim	9 	before the 28th
day of	October	
appearing or	the 8th	day of October
19_79		
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a	ertisement, \$	500,000
Cost of Auv	erusement, \$	

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BALTIMO	RE COUNTY OFFICE OF	PLANNING AND ZO	NINO	
Bovid D. Bermes, Faq.				
212 Weblington Avenus	County Office B			
Tenson, Maryland 21204	111 W. Chesapeake Towson, Maryland	Avenua		
	lowson, naryland	51500		
	tion has been receive	d and accepted	for filing this	1970.
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Petitioner Lourel	Lumber Co., Inc.		1.	6
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