

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ross Z. Pierpont, 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 D.R. 5.5 zone to an D.R. 16 zone; for the following reasons:

1. Error in original zoning
2. Change in character of neighborhood

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 building

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

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

DATE March 28, 1974
Address 406 Jefferson Building, Towson, Maryland 21204
Contract purchaser A. Owen Hennegan
Legal Owner Ross Z. Pierpont
Address 1602 Edders Road, Baltimore, Md. 21212
Petitioner's Attorney A. Owen Hennegan
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of March, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of March, 1974, at 10:00 o'clock.

Zoning Commissioner of Baltimore County

(over)

March 28, 1974

A. Owen Hennegan, Esquire
406 Jefferson Building
Towson, Maryland 21204

RE: Petition for Reclassification and Special Exception NE corner of Windsor Mill Road and Woodlawn Drive - 2nd District
Ross Z. Pierpont - Petitioner
NO. 74-193-RX (Item No. 40)

Dear Mr. Hennegan:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/ew

Attachments

cc: Mr. George David
Hilltop Community Association
2110 Meadowview Drive
Baltimore, Maryland 21207

MCA

MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 923-0900

DESCRIPTION

2.3168 ACRE PARCEL, WINDSOR MILL ROAD AND WOODLAWN DRIVE,
SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "ER-16" Zoning With A Special Exception

Beginning for the same at the westernmost end of the gusset line that connects the northwest side of Woodlawn Drive, 70 feet wide, and the northeast side of Windsor Mill Road, 55 feet wide, thence binding along the northeast side of Windsor Mill Road N 53° 00' 00" W 137.41 feet, thence leaving said Windsor Mill Road N 40° 53' 10" E 535.30 feet to the property of The Woodlawn Cemetery Co., thence binding on part of the southwest side of the cemetery S 48° 36' 50" E 205.45 feet, thence leaving said cemetery S 40° 02' 35" W 209.01 feet to the said northwest side of Woodlawn Drive, thence binding thereon the two following courses and distances: (1) southwesterly, by a line curving to the left with a radius of 735.00 feet, the distance of 76.36 feet, (said arc being subtended by a chord bearing S 52° 27' 35" W 76.33 feet) and (2) S 49° 29' 00" W 21.79 feet to the easternmost end of the aforementioned gusset line, thence binding thereon S 88° 15' 15" W 31.18 feet to the place of beginning.

Containing 2.3168 acres of land.

RLS:mp1

J.O. #62187-S

9/30/73

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Development ■



Memorandum in support of reclassification from D.R. 5.5 to D.R. 16 of property located on the northeast corner of Woodlawn Drive and Windsor Mill Road.

Petitioner requests reclassification from present zoning of D.R. 5.5 to DR 16 and a special exception for office building. Petitioner cites as reasons for this change that there was error in the adoption of the map and a substantial change in the character of the neighborhood.

There was error committed in the adoption of the map with reference to the subject property because the Planning Board failed to observe the multiple changes that had occurred in the property since the adoption of the map in 1962. In failing to recognize all of the changes resulted in error. The Planning Board closed its eyes to the fact that streets had been widened, a new street having been built, the property for the new street having been taken from the property of the petitioner. Woodlawn Drive was constructed prior to the adoption of the map as a 48 foot wide paved highway on a 70 foot right-of-way. Whereas in 1962, the year in which the map had been formerly adopted prior to its last adoption, the road was nothing more than a formal private lane. On Windsor Mill Road an addition had been to widen to a 39 foot road on Planning Board in not recognizing these substantial road changes. In short, the Planning Board merely continued in zoning the petitioner's property which had been R.6 prior to the adoption of the map to D.R. 5.5. It is urged that the residential character of the property insofar as its D.R. 5.5 is in error and it should be zoned D.R. 16 in conformity with apartment zoning which abounds in the area. Clark Manor Apartments have been built since 1962 and prior to the adoption of this map the Planning Board failed to take this into consideration.

Since the adoption of the map, there has been a major change in that a large modern service station has been built by Sun Oil Company across the street from Woodlawn Drive from petitioner's property. In fact, there have been continuing changes in the character of the neighborhood particularly in the development of apartment projects and an enlargement in the fire fighting facility that exists diagonally across the street on the southwest corner. In point of fact, the subject property is the only one of the four corners of the major thoroughfares of Windsor Mill Road and Woodlawn Drive, which is still zoned as D.R. 5.5 rendering this subject property

totally out of character with the surrounding zoning. In addition, there have been continuing changes in the character of the road in that Windsor Mill has been continuously widened from Woodlawn to Hebbville. Furthermore, there have been ongoing changes in the Social Security complex, which directly affects Woodlawn Drive and Windsor Mill Road and it is anticipated that changes in the Social Security complex will be continuing for many years to come.

For these reasons, it is urged that there be a reclassification in petitioner's property from D.R. 5.5 to D.R. 16 with the special exception for office building which would be in conformity with the nature of the neighborhood as it presently exists and would reflect sound zoning.

Respectfully submitted,

A. Owen Hennegan

AOH:lpj

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

A. Owen Hennegan, Esq.,
406 Jefferson Building
Towson, Maryland 21204

Item 40
6th Zoning Cycle

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 15th day of October, 1973

S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Ross Z. Pierpont
cc: Petitioner's Attorney: A. Owen Hennegan
1020 Cromwell Bridge Road (21204)

Reviewed by John J. Dillon, Jr.
Chairman
Zoning Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 27, 1973

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

JOHN J. DILLON, JR.
Chairman

A. Owen Hennegan, Esq.,
406 Jefferson Building
Towson, Maryland 21204

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

MILITARY DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

RE: Reclassification Petition
Item 40 - 6th Zoning Cycle
Ross Z. Pierpont - Petitioner

Dear Mr. Hennegan:

The attached comments indicate revised site plans are to be filed by December 17, 1973. Since I have been unable to forward comments as early as I would have liked, I am revising this date to January 17, 1974.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr.:JD

Enclosures

cc: MCA
1020 Cromwell Bridge Road
Towson, Maryland 21204

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 and the health, safety, and general welfare of the community not being adversely affected,

the RECLASSIFICATION should be had; and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been

Special Exception for an office building and offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th

day of March, 1974, that the herein described property or area should be and

the same is hereby reclassified from a D.R. 5.5 Zone to a D.R. 16

Zone, and/or a Special Exception for an office building and offices should be and the same is

granted, from and after the date of this Order, subject to the approval of a site plan by

the Department of Public Works 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

the above reclassification 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 March, 1974, that the above reclassification 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 D.R. 5.5 Zone; and/or the Special Exception for

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 5, 1973

COUNTY OFFICE BUILDING
111 F. CHESWOLD DRIVE
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROUTE COMMISSION

OFFICE OF PUBLIC WORKS

HEALTH DEPARTMENT

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

PROJECT PLANNING

A. Owen Hennegan, Esq.,
406 Jefferson Building
Towson, Maryland 21204

RE: Reclassification Petition
Item 40 - 6th Zoning Cycle
Ross 2, Pierpont - Petitioner

Dear Mr. Hennegan:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located at the northwest corner of Woodlawn Drive and Windsor Mill Road, in the 2nd District of Baltimore County. This property is currently improved with an existing dwelling which fronts on Windsor Mill Road with a detached garage at the rear of the property. The petitioner is requesting a reclassification from a D.R. 5.5 to D.R. 16 on this 2.31 acre site.

The petitioner proposes to develop this site with what appears to be 55 feet high office building at the easternmost end of this property. Parking would be located along the front portion of the property parallel to Woodlawn Drive.

A. Owen Hennegan, Esq.,
Item 40 - 6th Zoning Cycle
December 5, 1973

It should be noted that petitioner indicates a height tent utilizing a one to five foot ratio on interior property lines. It should also be noted that this height tent does not apply in a D.R. 16 zone and the maximum height of any building may not exceed 60 feet.

If the proposed office structure is to be used for medical offices, the parking requirements are based on a space for each 300 square feet of floor area.

Since this property lies within the Gwynns Falls drainage area, I am requiring that the estimated maximum day and peak hour water use with its corresponding sewerage conversion factors be indicated on a revised site plan.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, December 17, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1974 and April 15, 1974 will be forwarded to you well in advance of the date and time which will be between March 1, 1974 and April 15, 1974 will be forwarded to you well in advance of the date and time.

Very truly yours,

JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDJR:jrd
Enclosure
cc:NCA
1020 Cromwell Bridge Road (21204)

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

October 17, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #40 (October 1973-April 1974 - Cycle VI)
Property Owner: Ross 2, Pierpont
N.W.S of Woodlawn Dr. & Windsor Mill Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
No. of acres: 2.3165 Acres (Petitioner: 2nd)

Dear Mr. DiNenna:

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 now constructed as a 40-foot bituminous concrete cross-section with combination concrete curb and gutter on a 70-foot right-of-way. No further improvements are required of this Petitioner at this time.

Windsor Mill Road is now improved as a 40-foot bituminous concrete cross-section with combination concrete curb and gutter on a 55-foot right-of-way along a small portion of the subject site. The Petitioner will be required to build the remaining concrete curb and gutter along the frontage of the site in accordance with Baltimore County Policy at the time of the building permit application. The Petitioner will also be required to dead to the County a widening of 30 feet from the centerline of Windsor Mill Road for the full frontage of his site.

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Details R-33, R-33A and R-33B, 1971 Edition), as the petitioner's total responsibility.

Storm Drainage

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drains a facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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.

Item #40 (October 1973-April 1974 - Cycle VI)
Property Owner: Ross 2, Pierpont
Page 2
October 15, 1973

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.

Water

There is an existing 12-inch water main in Windsor Mill Road (Drawing Ref: #22-135, A-1-A).

Sanitary Sewer

There is an existing 8-inch sanitary sewer in Windsor Mill Road and a 10-inch sanitary sewer in Woodlawn Drive. However, this property is in the Gwynns Falls Watershed, and preliminary plans may only be submitted for approval to the State Health Department when a Southwest River Project of the City of Baltimore is within fifteen (15) months of a definite date of completion of construction. (Drawing Ref: #22-135, A-10 and #61-1032, A-10)

Very truly yours,

ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:EHM:HDS:ae

HW: J P Topo

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

632-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Ross 2, Pierpont

Location: N.W./S of Woodlawn Drive & Windsor Mill Road

Item No. 40

Zoning Agenda Wednesday, October 3, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at

EXCEEDED the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: H. Thomas Ball

Noted and

Planning Group

Special Inspection Division

Approved:

Deputy Chief

Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. NELSON
DEPUTY TRAFFIC ENGINEER

October 25, 1973

Mr. S. Eric DiNenna
County Office Building
Towson, Maryland 21204

Re: Item 40 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Ross 2, Pierpont
Northwest side of Woodlawn Drive and northeast side of Windsor Mill Road
D.R. 16, special exception for offices and office building
District 2

Dear Mr. DiNenna:

The intersection of Woodlawn Drive and Windsor Mill Road presently has long delays during the afternoon peak hour due to the influx of employees from the Social Security Administration. The development of this corner into office use can only compound that problem.

Very truly yours,

G. Richard Moore

Assistant Traffic Engineer

CRN/pk

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 17, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, October 3, 1973, are as follows:

Property Owner: Ross 2, Pierpont
Location: NW/S Woodlawn Dr. & Windsor Mill Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
No. Acres: 2.3168
District: 2

Metropolitan water and sewer are available.

A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on Sept. 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director

BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnp

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Comments on Item 40 , VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Ross Z. Pierpont
Location: N/W/5 of Woodlawn Drive and Windsor Mill Road
Existing Zoning: D.R.5.5
Proposed Zoning: D.R.16
No. of Acres: 2.3168 acres
District: 2

This office has reviewed the subject site plan and offers the following comments:

The height tent as shown on the site plan is not correct and the height in a D.R. 16 zone is limited to 60 feet.

If the proposed building is to be used for medical offices, on the upper floors, the parking ratio would be at a rate of 1 space for each 300 square feet of floor area for the upper floors instead of 1 space for each 500 square feet as shown on the site plan.

Very truly yours,

John L. Wimbiey
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

TOWSON, MARYLAND - 21204

Date: October 25, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item
Property Owner: Ross Z. Pierpont
Location: N.W./S. of Woodlawn Drive & Windsor Mill Road
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16

District: 2nd
No. Acres: 2.3168

Dear Mr. DiNenna:

The proposed office use would have no adverse effect except that of further increasing traffic problems in the area. For student yield see attached sheet.

WNP/mj

Very truly yours,
W. Nick Petrovich
 W. Nick Petrovich
 Field Representative

H. EMSLIE PARKS, PRESIDENT
EUDENE C. HEISS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY

MARCUS M. BOTTSARIS
JOSEPH N. McDOWAN
ALVIN LORCKE
JOSHUA N. WHEELER, Supplement 1994

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD E. WUENTE

COMMENTS

School Situation:

<u>School</u>	<u>Enrollment</u>	<u>Capacity</u>	<u>Over/Under</u>
Woodlawn Elementary	274	340	-66
Woodlawn Jr.	1221	1250	-29
Woodlawn Sr.	1969	2050	-81

Projections:

<u>School</u>	Sept. 19 ⁷⁴	Sept. 19 ⁷⁵	Sept. 19 ⁷⁶	Sept. 19 ⁷⁷	Sept. 19 ⁷⁸
Woodlawn Elementary	284	234	295	293	296
Woodlawn Jr.	1175	1130	1080	995	910
Woodlawn Sr.	1920	1830	1810	1775	1810

Budgeted Construction:

<u>School</u>	<u>Status</u>	<u>Capacity</u>	<u>Estimated To Open</u>
None			

Programmed Construction: (Subject to availability of funds)

<u>School</u>	<u>Capacity</u>	<u>Year Programmed</u>	<u>Estimated To Open</u>
None			

Possible Student Yield:

Elementary	Junior High	Senior High
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30
31	31	31
32	32	32
33	33	33
34	34	34
35	35	35
36	36	36
37	37	37
38	38	38
39	39	39
40	40	40
41	41	41
42	42	42
43	43	43
44	44	44
45	45	45
46	46	46
47	47	47
48	48	48
49	49	49
50	50	50
51	51	51
52	52	52
53	53	53
54	54	54
55	55	55
56	56	56
57	57	57
58	58	58
59	59	59
60	60	60
61	61	61
62	62	62
63	63	63
64	64	64
65	65	65
66	66	66
67	67	67
68	68	68
69	69	69
70	70	70
71	71	71
72	72	72
73	73	73
74	74	74
75	75	75
76	76	76
77	77	77
78	78	78
79	79	79
80	80	80
81	81	81
82	82	82
83	83	83
84	84	84
85	85	85
86	86	86
87	87	87
88	88	88
89	89	89
90	90	90
91	91	91
92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

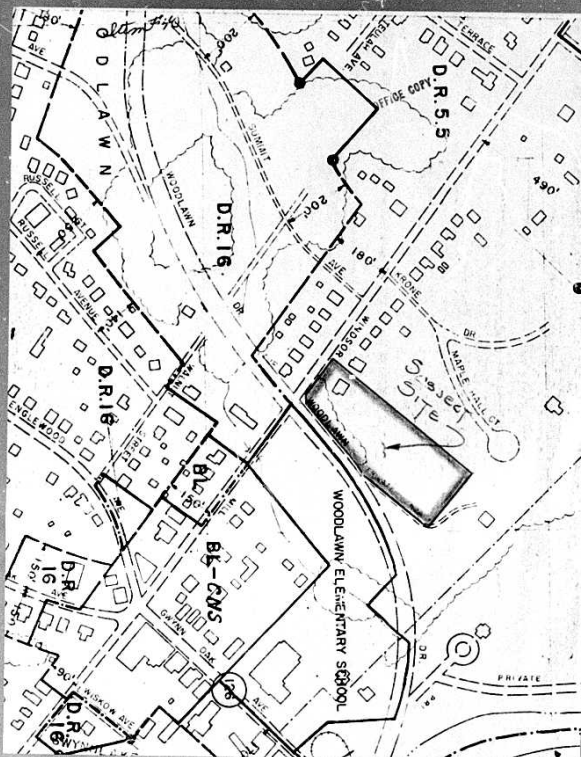
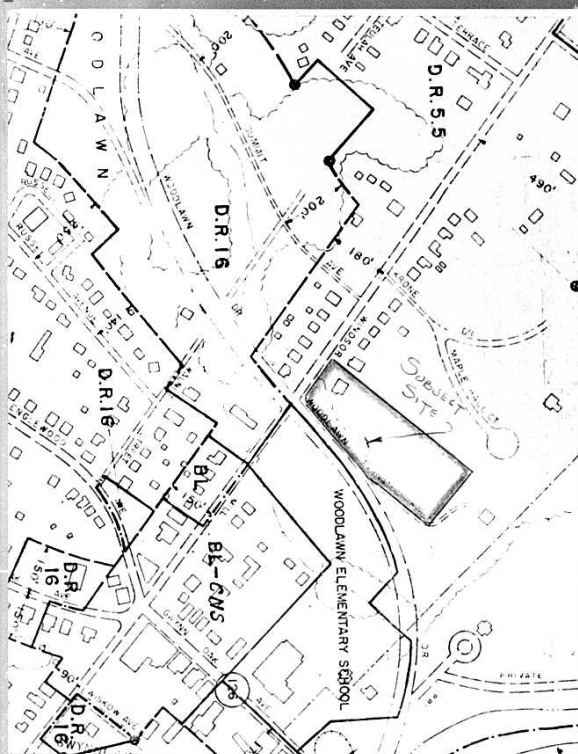
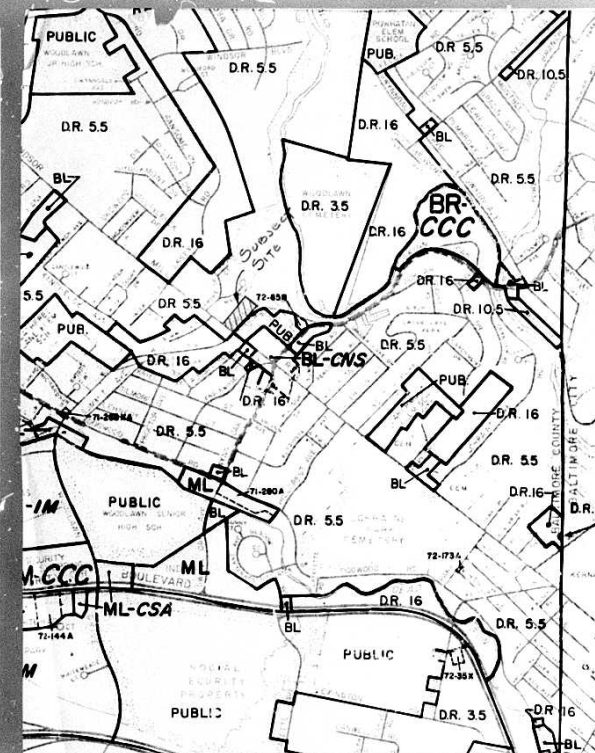
Present Zoning:	2	2	1
-----------------	---	---	---

Proposed Zoning: _____

If developed into Apts.) From 4 to 16 From 2 to 9 From 1 to 5

Comments concerning effect on school housing matters:

No problem



PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

2nd DISTRICT
ZONING: From D.R. S.A. to D.R. 10 Zone
Petition for Special Exception to Office
and Office Building.
LOCATION: Northeast corner of Windsor
Mill Road and Woodbine Drive
DATE & TIME: Monday, MARCH 11, 1974
at 10:00 A.M.
PUBLIC HEARING: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
The zoning Commission of Baltimore
County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold
a public hearing.
Present Zoning D.R. 10
Proposed Zoning D.R. 10
Petition for Special Exception to Office
and Office Building.
All the parcel of land in the Second
District of Baltimore County
beginning for the same at the western
most end of the gutter line that connects
the northeast side of Woodbine Drive, 70
feet south of the northeast side of
Windsor Mill Road, 10 feet north of the
southeast corner of the intersection of
Windsor Mill Road N 57° 00' 00" W 132.41
feet, thence south Windsor Mill
Road N 40° 33' 10" E 535.30 feet to the
property of the City of Baltimore, thence
bearing on part of the southeast
side of the gutter line S 60° 28' 10" E 20.00
feet, thence along said gutter line S 60° 22'
30" E 28.00 feet to the intersection of
Woodbine Drive, thence bearing
S 11° 30' 00" E 110.00 feet to the
intersection of Woodbine Drive, thence
bearing S 11° 30' 00" E 78.36 feet, east and
then subdivided by third bearing S 27°
36' W 78.33 feet and (2) S 49° 29' 00" W
20.75 feet to the east corner and of the
221 intersection gutter line, thence bearing
between S 80° 15' 15" W 31.18 feet to the
place of beginning.
Containing 2.166 acres of land.
Being the property of Ross Z. Pierpont, a
citizen of said office filed with the Zoning
Department.
Hearing Date: Monday, March 11, 1974
at 10:00 A.M.
Public Hearing: Room 106, County Office
Building, 111 W. Chesapeake Avenue,
Towson, Maryland.
BY ORDER OF
S. ERIC DINEEN
ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION C 2968

Pikesville, Md. Feb. 21, 1974

THIS IS TO CERTIFY, that the annexed advertise-
ment was published in THE NORTHWEST STAR, a
weekly newspaper printed and published in Pikes-
ville, Baltimore County, Maryland, once in each
of one time before the 11
day of March, 1974
the first publication appearing on the 21
day of Feb., 1974

THE NORTHWEST STAR

David Landon
Manager

Cost of Advertisement, \$ 22.75

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

2nd DISTRICT
ZONING: From D.R. S.A. to D.R. 10
Petition for Special Exception to
Office and Office Building.
LOCATION: Northeast corner of
Windsor Mill Road and Woodbine
Drive
DATE & TIME: Monday, March 11,
1974 at 10:00 A.M.
PUBLIC HEARING: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
The zoning Commission of Baltimore
County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold
a public hearing.
Present Zoning D.R. 10
Proposed Zoning D.R. 10
Petition for Special Exception to Office
and Office Building.
All the parcel of land in the Second
District of Baltimore County
beginning for the same at the western
most end of the gutter line that connects
the northeast side of Woodbine Drive, 70
feet south of the northeast side of
Windsor Mill Road, 10 feet north of the
southeast corner of the intersection of
Windsor Mill Road N 57° 00' 00" W 132.41
feet, thence south Windsor Mill
Road N 40° 33' 10" E 535.30 feet to the
property of the City of Baltimore, thence
bearing on part of the southeast
side of the gutter line S 60° 28' 10" E 20.00
feet, thence along said gutter line S 60° 22'
30" E 28.00 feet to the intersection of
Woodbine Drive, thence bearing
S 11° 30' 00" E 110.00 feet to the
intersection of Woodbine Drive, thence
bearing S 11° 30' 00" E 78.36 feet, east and
then subdivided by third bearing S 27°
36' W 78.33 feet and (2) S 49° 29' 00" W
20.75 feet to the east corner and of the
221 intersection gutter line, thence bearing
between S 80° 15' 15" W 31.18 feet to the
place of beginning.
Containing 2.166 acres of land.
Being the property of Ross Z. Pierpont, a
citizen of said office filed with the Zoning
Department.
Hearing Date: Monday, March 11, 1974
at 10:00 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
BY ORDER OF
S. ERIC DINEEN
ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 21, 1974

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 each
at one time before the 11th
day of March, 1974, the first publication
appearing on the 21st day of February
1974.

THE JEFFERSONIAN

A. Frank Smith
Manager

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <i>FTH</i>					
Previous case:					

Revised Plans:
Change in outline or description Yes
Map # No

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 1st day of

Oct 1973 Item #

S. Eric Dineen
S. ERIC DINEEN
Zoning Commissioner

Petitioner *Pierpont Ross* Submitted by *Hennigan*

Petitioner's Attorney *Hennigan* Reviewed by *FTH*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 12768

DATE Nov. 27, 1973 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Hennigan, Henry, Hennigan, Brennan & Carney

406 Jefferson Building

Towson, Md. 21204

Petition for Reclassification and Special Exception

for Ross Z. Pierpont

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 13140

DATE March 18, 1974 ACCOUNT 01-662

AMOUNT \$133.96

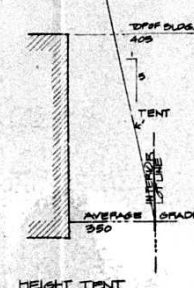
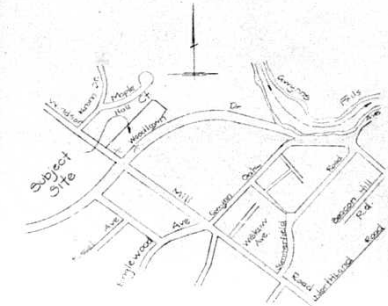
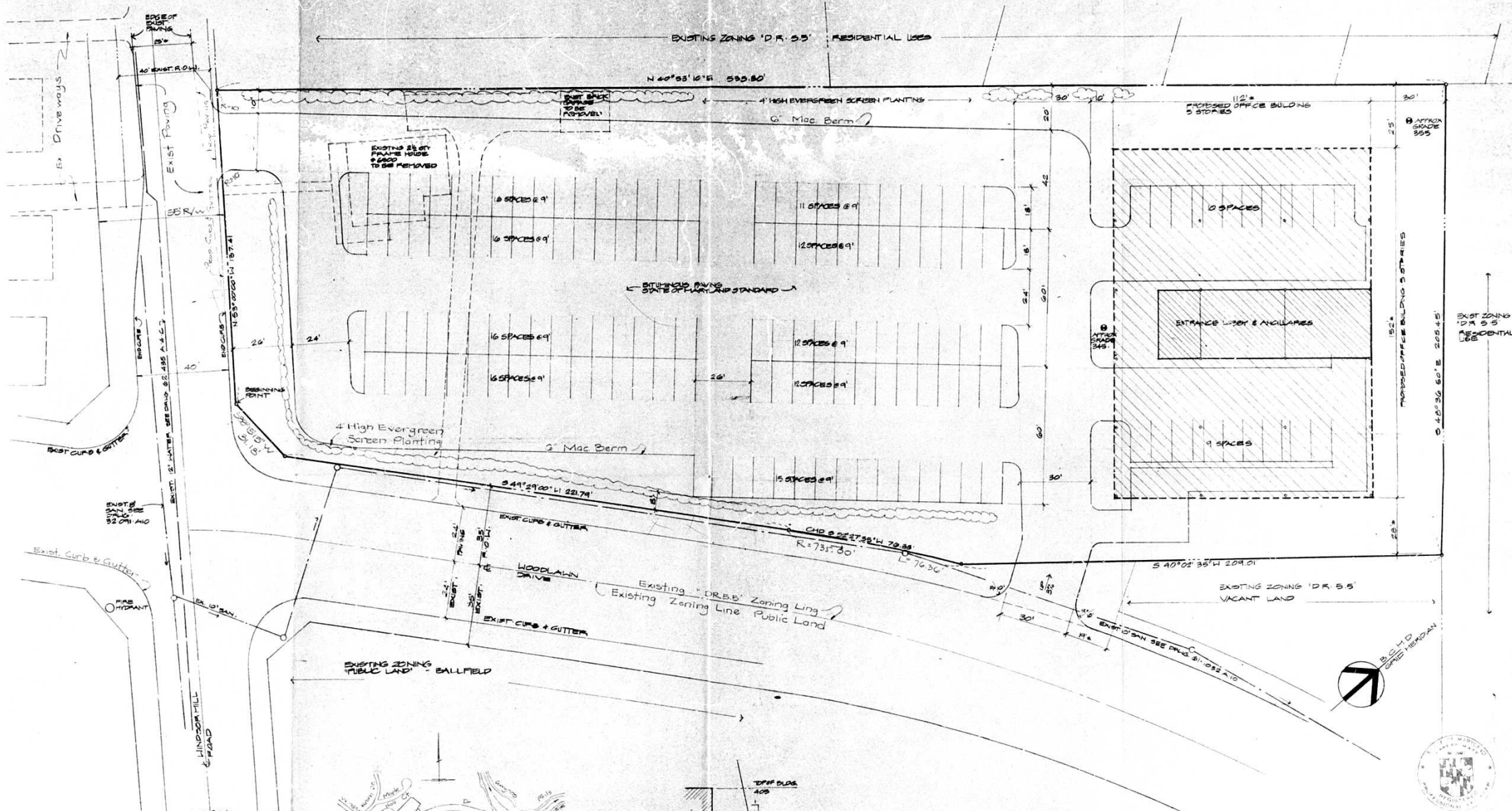
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Ross Z. Pierpont, M.D.

5602 Hanes Road

Baltimore, Md. 21212

Advertising and posting of property
#74-193-RX



GENERAL NOTES

1. AREA OF PROPERTY = 2.3168 ACRES
2. EXISTING ZONING OF PROPERTY 'D.R. 5.5'
3. EXISTING USE OF PROPERTY 'RESIDENTIAL'
4. PROPOSED USE OF PROPERTY 'D.R. 5.5' WITH SPECIAL EXCEPTION
5. PROPOSED USE OF PROPERTY 'OFFICE USE'
6. OFF STREET PARKING DATA:

A. GROUND FLOOR AREA = 2320 SQ. FT.	REQ. 9 SPACES
B. UPPER FLOOR AREA = 2320 SQ. FT.	REQ. 9 SPACES
C. TOTAL SPACES REQUIRED = 18	
D. TOTAL SPACES PROVIDED = 145	
7. PARKING AREA LIGHTING:

TYP. FIVE MOUNTED WALL-MOUNTED LIGHTS
 DIRECTION: INWARD FROM NW & SE CORNERS OF PARKING AREA
 HEIGHT: 16 FEET



PLAN TO ACCOMPANY PETITION FOR RECLASSIFICATION OF PROPERTY
 SCALE 1"=20'
 VICINITY WOODLAWN DRIVE & WINDSOR HILL ROAD
 ELECTION DISTRICT 2
 BALTIMORE COUNTY, MARYLAND

VAN FOSSEN SOHLBACH INCORPORATED
 701 CATHEDRAL ST BALTIMORE MARYLAND
 ARCHITECTURE ENVIRONMENTAL DESIGN

MATZ, CHILDS & ASSOCIATES
 1020 CROMWELL BRIDGE RD.
 TOWSON, MD 21204
 CIVIL ENGINEERS SURVAYORS

Qeb Mat

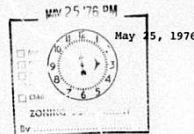
RE: EXTENSION OF ORIGINAL PETITION FOR SPECIAL EXCEPTION
NE/corner of Windsor Mill Road
and Woodlawn Drive - 2nd Election
District : OF
Rosa Z. Pierpont - Petitioner
NO. 74-193-RX (Item No. 40) : BALTIMORE COUNTY

EXTENSION ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of June, 1976, that the Special Exception for an Office Building and Offices is hereby extended, in accordance with Section 502.3 of the Baltimore County Zoning Regulations, to a date 18 months after certification is obtained from the Department of Public Works, indicating that the sewer moratorium has been lifted and that such facilities are now available and adequate to the public.

[Signature]
Zoning Commissioner of
Baltimore County

MOORE, HENNEGAN, CARNEY & RYAN
ATTORNEYS AT LAW
100 JEFFERSON & BALTIMORE
100 WEST CHESAPEAKE & BALTIMORE
TOWSON, MARYLAND 21204
808-7100
JEA CODE 201



Honorable S. Eric DiNenna
Zoning Commissioner
Baltimore County Office of
Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Northwest side Windsor Mill Rd.
and Woodlawn Drive
Special Exception for Office Bldg.,
74-193-RX

Dear Mr. DiNenna:

An extension is requested for the use of the Special Exception granted under the above caption, pursuant to Section 502.3 (third paragraph thereof) of the Baltimore County Zoning Regulations.

This extension is requested for a period of 18 months beyond the time of the lifting of the sewer moratorium, which is presently in effect on the property.

Attached herewith you will find a letter from the Baltimore County Department of Public Works together with a letter and Order of the State of Maryland Department of Health and Mental Hygiene evidencing the existence of this moratorium on the property. Obviously, during the time of this moratorium it has been impossible to utilize the Special Exception as granted.

Your cooperation is sincerely appreciated.

Very truly yours,

[Signature]
A. Owen Hennegan

AMH:al
Enclosures

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 18, 1976

Mr. Frank J. McGuinness
Vice President
Knott Industries, Inc.
6665 County Boulevard
Baltimore, Maryland 21207

Re: Windsor Mill Road and
Woodlawn Drive

Dear Mr. McGuinness:

In answer to your letter to Mr. John A. Somers of this office dated May 10, 1976, please be advised that the subject property is affected by the present moratorium and that no sanitary sewer connection can be made at this time.

As of this writing we do not have any time projection as to when this moratorium will be lifted.

Very truly yours,

[Signature]

ROBERT A. MORTON, P. E.
Chief, Bureau of Public Services

RAM:mas



DEPARTMENT OF HEALTH AND MENTAL HYGIENE
ENVIRONMENTAL HEALTH ADMINISTRATION
P.O. BOX 13187

NEIL SLOVODIN, M.D., PH.D.
SECRETARY

201 WEST PRESTON STREET
BALTIMORE, MARYLAND 21203
PHONE - (410) 341-2763

DONALD H. NOREN
DIRECTOR

May 17, 1976

TO WHOM IT MAY CONCERN:

RE: Gwynns Falls Drainage Basin

This letter will identify that the property at 6500 Windsor Mill Road has been under an Order from the State Department of Health and Mental Hygiene since 1973. This Order places restrictions on the connection of properties to the Gwynns Falls sewerage system and has been extended to the present time. It is anticipated that an Order will be in force in this Basin until 1978.

Very truly yours,

[Signature]
Earl S. Quance, P.E.
Chief, Division of Water and Sewerage

ESQ:bn

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

IN THE MATTER OF * SECRETARY OF HEALTH AND
GWYNS FALLS DRAINAGE BASIN * MENTAL HYGIENE

Serve on:

BALTIMORE COUNTY, MARYLAND
County Office Building
Towson, Maryland 21204

MAYOR AND CITY COUNCIL OF THE
CITY OF BALTIMORE
Municipal Building
Baltimore, Maryland 21202

ORDER

Pursuant to the powers, duties and responsibilities vested in, and imposed upon, the Secretary of Health and Mental Hygiene by the provisions of Article 13, Section 357 et seq, Annotated Code of Maryland, 1971 Replacement Volume, as delegated to the Director, Environmental Health Administration, the Gwynns Falls Order dated February 10, 1975, and changed by Order dated May 20, 1975, is hereby modified by adding to paragraph 5, page four of the Order as follows:

5. b) Connections may be granted by the Secretary for essential public service buildings upon application to the Secretary by the Mayor of Baltimore City or the County Executive of Baltimore County. For the purpose of this Order public service buildings are defined as hospitals; medical and dental clinics; nursing homes which have been determined as essential by Maryland Comprehensive Health Planning Agency; churches and synagogues -

including all related essential components; schools - public and private; libraries; projects used by public agencies in providing services essential to the public health or welfare such as fire stations, telephone switching stations, electrical generating or control facilities.

6. c) Connection shall be allowed for only those individuals or projects which have received exceptions by the Department of Health and Mental Hygiene Board of Review, except as noted above in paragraph 6 b). Connections shall be allowed in accord with the following:

- 1) Baltimore City and Baltimore County shall diligently continue their inflow/infiltration investigations and corrective actions within the Gwynns Falls Drainage Basin using at least the same manpower, manhours and equipment as utilized, on the average, during the last six months.
- 2) Those units which have been connected shall be allowed to remain connected.
- 3) Those other individuals and projects which had received exceptions from the Board of Review may be authorized by the County for connection to the system and for occupancy at an average rate not to exceed 25,000 gallons daily flow per month pursuant to a connection and occupancy schedule to be agreed upon between Baltimore County and the Environmental

Health Administration, Department of Health and Mental Hygiene, which schedule shall include consideration of flow reductions made pursuant to Paragraph 6 (c) (1).

- b) Upon completion of the Patapsco primary plant expansion and connection of the Southwest Diversion project, the remainder of the exceptions granted by the Board of Review shall be allowed to connect.

All other provisions of the Gwynns Falls Order dated February 10, 1975, and changed by Order dated May 20, 1975, remain in full force and effect. To the extent that this modified Order conflicts with the provisions of the Secretary's letters of June 25, 1975 and July 11, 1975, or any prior verbal directives, instructions or guidelines concerning the Gwynns Falls Drainage Basin, this modified Order shall take precedent and, in effect, nullify those conflicting provisions.

DATED:

SECRETARY OF HEALTH AND MENTAL HYGIENE

August 12, 1975

by
Donald H. Noren, Director
Environmental Health Administration

Approved as to form and legal sufficiency

this 12th day of August 19 75

[Signature]
SPECIAL ASSISTANT ATTORNEY GENERAL