### PETITION OR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

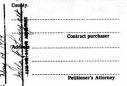
I or we. W & W Homes, Inc. legal owner of the property situate in Bai County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-class to the Zoning Law of Baltimore County, from an

\_\_zone; for the following reasons



and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a hearing to amend the approved Final Development Plan.

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 prolations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore



RECEIVED FOR

See attached description

Legal Owner ss 51 Glen Ridge Road

Glen Burnie, Maryland 21061

of Anril ... 197 L., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation thr nore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 10c, County Office Building in Towson, Baltimore County, on the \_\_\_\_9th\_\_\_ , 197 1 at 20:00 clock day of hay

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May 14, 1974

Mr. Eiliot R. Weinstein W & W Homes, Inc. 51 Glen Ridge Road Glen Burnie, Maryland 21061

RE: Petition for Special Exception SE/corner of McDonogh & Winands Roads - 2nd District W & W Homes, Inc. - Petitioners NO. 74-256-X (Item No. 165-A)

Dear Mr. Weinstein:

I have this date passed my Order in the above captioned matter in accordance the attached.

Very truly yours.

James & dyn JAMES E. DYER
Deputy Zoning Commissioner

Mr. Paul Lee 1020 Cromwell Bridge Road Towson, Maryland 21204

M's. Faith Lambden 3721 Sonara Road Baltimore, Maryland 21133 MCA 🗆 🗅 🗅

and 21204 • Tel. (301) 823-0900

#### DESCRIPTION

25. 1668 ACRE PARCEL, "CENTURY 21 AT RANDALLSTOWN", SOUTH SIDE OF WINANDS ROAD, EAST SIDE OF McDONOGH ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

# THIS DESCRIPTION IS FOR SPECIAL EXCEPTION FOR AMENDMENT TO APPROVED FINAL DEVELOPMENT PLAN.

Boginning for the same at a point on the east side of McDonogh Road. seventy feet wide, and at the northwest corner of the land shown on the plat titled "Plat One, Century 21 at Randallstown" and recorded among the Land Records of Baltimore County in Plat Book E. H. K. Jr. 36, page 4, running thence binding on the northernmost outline of said land, (1) S 73\* 37' 40" F. 238.85 feet, thence binding on the south side of Winands Road, sixty feet wide, as shown on said plat, two courses: (2) S 60  $^{\circ}$  05  $^{\circ}$  00  $^{\circ}$  E 60.75 feet, and (3) southeasterly, by a curve to the left with the radius of 725,00 feet, the distance of 151,33 feet, the chord of said arc being S 66\* 03' 47" E 1' 1.05 feet, thence still binding on the northernmost outline of the land shown on said plat and running in said Winands Road two courses: (4) N 17° 57' 27" E 34.13 feet, and (5) S 73° 37' 40" E 402, 04 feet, thence binding on the easternmost outline of said

"Century 21 at Randallstown", as shown on the aforementioned plat and on the plat titled "Plat Two, Century 21 at Randallstown" and recorded among said Land Records in Plat Book E. H. K. Jr. 36, page 5, four courses: (6) S 10 \* 02' 23" W 330. 84 feat, (7) S 06 \* 08' 11" W 73. 45 feet, (8) S 10 \* 02' 23" W 817.96 feet, and (9) S 01° 59' 40" E 178.26 feet, thence along the southernmost outline of the land shown on said last mentioned plat. (10) N 82" 18' 10" W 645.26 feet, thence binding on the westernmost outline of said "Century 21 at Randallstown" and running in McDonogh Road, as shown on the plats herein referred to, three courses: (11) N 01° 33' 42" W 414.44 feet, (12) N 03° 03' 42" W 693.00 feet, (13) N 00 \* 26' 18" E 10.28 feet, and (14) N 89 \* 19' 22" E 39.45 feet to a point on the east side of said McDenogh Road, and thence hinding thereon (15) northerly, by a curve to the right with the radius of 2265.00 feet, the distance of 419.77 feet, the chord of said arc being N 04° 37' 55" E 419.17 feet, to the place of beginning.

Containing 25, 1668 acres of land.



HGW:egr

J.O. # 169012

CENTURY 21 ... Homes of Distinction

Mailing Address: 51 Glen Ridge Road, Suite A.?, Glen Burnie, Maryland 21061 Phone (301) 761-6361

May 9, 197h

Mr. James Dyer Deputy Zoning Commissioner 111 Chesapeake Avenue Baltimore, Md. 21204

Re: Century 21 - Randallstown Petition for Special Exception #74-255-X

Dear Mr. Dyer:

Relative to the special exception hearing for the amendment to the roved final development plan, we are requesting at this time a valver on 30 day waiting period required. After your decision, we would appreciate approval of the request since our building permits 56985 through 57009 being hold up by the permit department.

We realize, that we will be proceeding at our own risk in the case of any appeal and do not told Baltimore County responsible for any action or loss that may result from same.

Very truly yours, GLEN INVESTMENT CORP. W & W HOMES, INC. Milled Elliot R. Weinstein President

cc: Paul Lee Matz & Childs Assoc.



### BALTIMORE COUNTY. MARYLAND

INTER-OFFICE CORRESPONDENCE

Water Supply ■ Sewerage ♣ Drainage ➤ Highways 禹 Structures ♠ Developments ➤ Francing ■ Reports

TO Mr. William D Fromm Date. April 2. 1974 Director of Flanning FROM Mr. S. Eric DiNenna Zoning Commissioner SUBJECT. Special Exception for Amendment to Approved Final Development Plan of Century 21
W & W Homes, Incorporated - Petitioner

Under the provisions of Section 1891. 3A. 7. b., the above referenced corporation has filed for a Special Exception to amend their previously approved Final Development Plan for Century 21, which is a 25 acre tract of 94 individual lots.

Subsequent to the original approval, the owner filed for and obtain building permits for 30 dwellings. Several were approved in error, as they did not conform identically to subacks shown on the development plans. These inconsistencies were not discovered until the Petitioner filled for additional per-mits. By this time, the homes under the previous permits had been built and the lots sold.

The actual amendments requested will remain well within the zoning requirements and, in most cases, exceed what was previously approved. For this reason, as well as the fact that the situation was created by an error by this office and the Project and Development Planning Division, I feel every effort should be made to expedite the hearing date.

The amendments must first be approved by the Baltinore County Planning Board (Section 1891, 3A. 7.b. 1. and ii.), and I request that it be scheduled at the next monthly meeting. If it meets their approval, I request that this office be notified immediately, so that we may schedule the request for a prompt hearing.

Specific copies of the request are transmitted herswith. Your cooper ation in this matter is greatly appreciated and will be in the best interest of the

S. ERIC DI NENNA

SED/JBB, III/sw

cc: Mr. James E. Dyer, Deputy Zoning Commissioner Mr. James B. Byrnes, III, Zoning Technician III

D.R. I RDP SCALE. 1 "= 1000 PUBLIC - SITE D.R. 2 DR. 3.5 1-CS-24 THEFE S BR-CNS PUBLIC DR. 16 DR 5 5 -CNS-

Pursuant to the advertisement, posting of property, and public hearing on the above petition and
it appearing that by reason of the requirements of Section 502.1 of the Baltimore
County Zoning Regulations having been met
the chara-line loss in a house described and the state of
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thinks, from and after the size of this order, subject to approval of anyamended developing in a nacordance with the proposed development plan submitted at the hearing designated Petitioner's Exhibit A, dated Depty Soning Commissions of Baltimore County
Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that ty reason of
the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.
IT IS ORDERED by the Zoaing Commissioner of Baltimore County, this
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DENIED and that the above described property or area be and the same is hereby continued as and
to remain azone; and/or the Special Exception for
be and the same is hereby DENIED.
Zoning Commissioner of Baltimore County

1-SIGN .

CERTIFICATE OF POSTING

for Petitien FOR SPECIAL EXCEPTION

Location of property: SE/COR. OF MCDONOCH & WINGERS RIS Location of Signa: SE/COR. OF MC DONE GA T WINBURS Rd

Petitioner: WEW HOMES INC.

Posted by Ilion son T. Bolim

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Date of return: APRIL 26, 1924

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CERTIFICATE OF PUBLICATION

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10.00 A.M.	Durbday, N	by 8, 1074 at
Public Hearing	Room 108, 1	Downly Office

## CERTIFICATE OF PUBLICATION 34503

Pikesville, Md. Apr. 18, 1974, 19 THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each one time before the 9th the first publication appearing on the 18th Apr. . 19 74

Cost of Advertisement, 5 33.25

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Your Petition has been received \* this 1st day of

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

THE NORTHWEST STAR

BALTIMORE COUNTY OFFICE OF PLANNING AND SONING

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

Your Petition has been received and accepted

Petitioner W & W Money Inc

for filing this

Petitioner's Attorney

Reviewed by Chairman, Zoning Advisory Committee

FFICE OF FINAL	JNTY, MARYLAND REVENUE DIVISION CASH RECEIPT	No. 14719
TE April 15,	1974 ACCOUNT 0	1-662
	AMOUNT \$5	0.00
	DISTRIBUTION FINE - AGENCY	VELLOW - CUSTOMEN
MCA 1020 Cronwell Townon, Md. 21 Petition for S	DISTRIBUTION FINE - AGENCY	VELLOW - CUSTOMEN

BALTIMORE COUNTY OFFICE OF FINANCE OF MISCELLANEOUS CA	ENUE DIVISION	No.	14793
DATE May 6, 197	4 ACCOUNT	61-662	7
	AMOUNT_	\$76.50	
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Petition for	Special Exception for	r V & V Homes, Inc.
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