

PETITION OR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WINDSOR-FEATHERBED
 I, or we, ASSOCIATES, legal owner... of the property situated 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 B.L. (Business Local) zone to an R-16 zone; for the following reasons:

See Memorandum attached.

(Property: 3.53 Acres on Easterly side of Featherbed Lane 175 ft. West of West side of Windsor Mill Road.)

See attached description

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.

WINDSOR-FEATHERBED ASSOCIATES

Contract purchase by: SYLVAN CORNELIAT Legal Owner Partner

Address: c/o AARON MARGOLIS
 410 Maryland Trust Building
 Baltimore, Maryland 21204

AARON MARGOLIS

Petitioner's Attorney

Protestant's Attorney

410 Maryland Trust Building
 Baltimore, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this... 29th day of April, 1977, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore.

On the 8th day of September, 1977, at 10:00 o'clock

[Signature]
 Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

Nicholas B. Commodari
Chairman

Aaron Margolis, Esquire
 410 Maryland Trust Bldg.
 Baltimore, Maryland 21202

May 2, 1977

RE: Reclassification
 Item # 4 - 1st Cycle
 Petitioner -
 Windsor-Featherbed Associates

Dear Mr. Margolis:

The Zoning Plans 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.

This currently vacant site, zoned B.L. and part of a larger tract of land now being developed with the Featherbed Lane Apartments, is located on the southeast side of Featherbed Lane approximately 175' southwest of Windsor Mill Road in the 2nd Election District. Adjacent properties to the north and southeast are zoned D.R. 5.5 and improved with single family dwellings and a general store, respectively, while property abutting this site to the east consists of vacant commercial land.

Under the existing zoning and coupled with Section 302 of the zoning regulations, this property, proposed to be developed with apartments, could be done so using the adjacent D.R. 16 and 5.5 density/dwelling calculations. However, if the reclassification is granted, it will provide your client with the maximum permitted density.

The site plan should be revised to incorporate the comments of the Office of Project and Development Planning concerning the connection between the commercial property to the east and this site. In addition Variance forms to

Aaron Margolis, Esquire
 Page 2
 Item #4
 May 2, 1977

permit an apartment building in a D.R. 16 zone to be located closer than 75' to any other residential zone should be included within this request.

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 May 27, 1977 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 September 1, 1977 and October 15, 1977 will be forwarded to you well in advance of the date and time.

Very truly yours,

[Signature]
 NICHOLAS B. COMMODARI,
 Acting Chairman
 Zoning Plans Advisory Committee

ENCLOSURE

cc: Silbermann & Associates
 564 West Joppa Road
 Towson, Maryland 21204



THORNTON, ERIC P.E.

April 28, 1977

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

Re: Item #4 (Cycle 1 April-October 1977)
 Property Owner: Windsor-Featherbed Associates
 2/25 Featherbed Ln. 175.28' S/W of Windsor Mill Rd.
 Existing Zoning: B.L.
 Proposed Zoning: D.R. 16
 District: 2nd No. of Acres: 3.53

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.

General:

Comments were supplied Windsor Mill Joint Venture c/o Scott Contracting Company, Inc. by the Baltimore County Bureau of Public Services, September 19, 1977 in connection with the preliminary plan "Featherbed Lane Apartments". The presently indicated parcel "B" - Section 1 is contiguous thereto. Public Works Agreement #27402 was executed in connection with the aforesaid Featherbed Lane Apartments, by Charles C. and Adelle T. Scharr and approved by Baltimore County July 8, 1974.

Highways:

Featherbed Lane, an existing public road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.
 Windsor Mill Road, an existing County road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

Highway improvements including highway rights-of-way widening together with any necessary reversible easements for slopes will be required in connection with any grading or bridging permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Item #4 (Cycle 1 April-October 1977)
 Property Owner: Windsor-Featherbed Associates
 Page 2
 April 28, 1977

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.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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.

Water:

12-inch public water main exists in Featherbed Lane and Windsor Mill Road. Additional fire hydrant protection is required in the vicinity.

Sanitary Sewer:

There are 8-inch public sanitary sewers in Featherbed Lane, east and west of this Parcel "B" - Section 1.

There is also an 8-inch public sanitary sewer in Kinchloe Avenue to which the present apartments are connected via private sewerage. The Kinchloe Avenue public sanitary sewer (and water main) are under contract for construction to Featherbed Lane (drawings #76-0069 (1) and 0069 (31)). Extension of existing public sanitary sewerage in Featherbed Lane would serve this and off-site properties along the north-easterly side of Featherbed Lane.

This property is tributary to the Owyons Falls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,

[Signature]
 DONALD W. TUCKER, P.E.
 Acting Chief
 Bureau of Engineering

ENCLOSURE

cc: R. Norton

R. Crowley

W. Munchel

1-100 Key Sheet, 11 & 12 NW 25 & 26 Pos. Sheets

NS 3 P Topo, 88 Tax Map



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

Dear Mr. DiNenna:

Comments on Item 4, Zoning Cycle 1, April, 1977, are as follows:

Property Owner: Windsor Featherbed Associates
 Location: 55 1/2 Featherbed Lane 175.28 ft. SW of Windsor Mill Road
 Present Zoning: B.L.
 Proposed Zoning: D.R. 16
 District: 2nd
 No. Acres: 3.53

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning action, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If the petition is granted the developer must comply with all applicable Subdivision Regulations. Also, there should be a connection between the commercial use and the D.R. 16 zone.

Very truly yours,

[Signature]
 JOHN L. WIMBLEY
 Planner III
 Project and Development Planning

Item # 4

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 28th day of April, 1977.

[Signature]
 ERIC S. DINENNA
 Zoning Commissioner

Petitioner: Windsor-Featherbed Associates

Petitioner's Attorney: Aaron Margolis, Esquire reviewed by
 Nicholas B. Commodari
 Planning & Zoning
 Associate III

See Memorandum of Understanding

with Baltimore County

dated September 1974

1974-75

1975-76

1976-77

1977-78

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2106-07

2107

September 28, 1979

LEONARD BARR
THEODORE C. DENICK
ETUARD L. CASAL
HOWARD CASAL

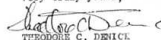
County Board of Appeals
Room 218, Court House
Towson, Maryland 21204

Re: Case No. 78-24-R
Windsor Featherbed Associates

Gentlemen:

Confirming prior oral notification to your office
we hereby withdraw the petition for reclassification
in the above captioned matter.

Very truly yours,


THEODORE C. DENICK

TCD/bp

cc: Benjamin Bronstein, Esquire
John W. Hession, III, Esquire

1 Petition of
2 WINDSOR FEATHERBED ASSOCIATES * COUNTY BOARD OF APPEALS
3 for reclassification * FOR BALTIMORE COUNTY
4 from B.L. to D.R. 16 * MR. GILLAND, Acting Chairman
5 SE/S Featherbed Lane * MESSRS. HACKETT and DAVIS
6 Second District * NO: 78-24-R

* * * * *

Thursday, November 2, 1978, Towson, Maryland

10 a.m.

Appearances:

Theodore C. Denick, Esq.

in behalf of the Petitioner

Peter Max Zimmerman, Esq., Deputy Peoples Counsel

in behalf of Baltimore County, Md.

Reported by Charles Leonard Perkins
Fords Landing Lane, Millington, Md. 21651
1-928-3476

MR. GILLAND: For the record, we are here
on case No. 78-24 R, petition of Windsor Featherbed Associates
for a reclassification from B. L. to D.R. 16, located on the
southeast side of Featherbed Lane, - 175.28 feet southwest of
Windsor Mill Road, in the Second District.

This is an appeal from the decision of the Deputy
Zoning Commissioner, dated September 20, 1977, wherein the
Petition was granted.

I note there is an appeal, filed on behalf of Peoples'
Counsel, represented here this morning by Peter Max
Zimmerman, Esq., Deputy Peoples' Counsel. There was an
additional appeal, filed by Benjamin Bronstein, on behalf of
Stewart Greenbaum, one of the Partners in Featherbed Associates,
who were the petitioners in this case. Mr. Denick is here
this morning in the capacity of co-counsel for the petitioners.
Mr. Denick entered his appearance in this case, by letter
dated October 30, 1978, indicating there were negotiations
under way, and requesting a continuance of today's case.

Mr. Denick is aware, at this point, that we
cannot grant such a continuance at such a late date. It takes fifteen
days for a postponement. The nature of the case,

is that they are subject to public notice; so we cannot grant
a postponement at the last date.

As I indicated to Mr. Denick, - he may not
have been aware of this, - the party with which he was
negotiating was one of the appellants. However there were
two appellants in each case, one of which was Peoples' Counsel
for Baltimore County.

There are other protestants indicated in this
case. Hilltop Community Association is a listed protestant,
although not an element, per se.

So at this point you are reiterating your
request for a continuance?

MR. DENICK: Yes, Sir. I am familiar with the
rules and I understand this last minute action is an
inconvenience to everyone involved. However, we are
attempting to negotiate with the protestants in order to
resolve this to the satisfaction of all parties concerned.
I said, rather jokingly, when I spoke to you before the
hearing, - but half seriously also, - that the interest of
the Board and of the County is to see that most people are
happy with any action that the County takes.

I felt that a continuance would be better for
not only my client but for all parties involved. I renew my
motion for a continuance. I am an attorney, and if the
Board refuses to grant me the continuance, I am prepared to
dismiss the petition without prejudice. As an attorney
I have no other choice. But I don't see where that is
accomplishing anything but to start the whole thing over again
when the matter is resolved. I think it will increase paper-
work. I think a continuance is proper for the Board.

MR. ZIMMERMAN: It is a rare case in which
our office would oppose a request for a continuance.
However, this is one of those cases, and I feel that I should
explain why.

As the Board has already noted, there are a
number of parties in this case. This is an unusual case,
in that one of the protestants, Mr. Greenbaum, an appellant,
is a co-property owner and, apparently, was not satisfied
with the Petitioners' proposals to rezone from B.L. to D.R. 16.

However, in addition to that protestant,
Peoples' Counsel is an interested party and the Hilltop
Community Association, of which Mr. Forest Bickell, as

President, is an interested party.

I might note that this case is also one
where the public record indicates that the petitioner was
represented by Mr. Denick at the time of the comprehensive
zoning, and it is the custom of our office to coordinate,
in preparing for these cases, with the protestants.

Several weeks ago I did communicate with Mr.
Bronstein, since he was listed as a protestant, and since
that time I have learned he was interested as a co-property
owner; I had seen Mr. Bronstein approximately ten days

to two weeks ago. At that time he did tell me there was some
possibility that a postponement would be requested because
his client and Mr. Denick's client, the petitioner, were
negotiating as to the possibility, as I understood Mr. Bronstein,
of selling the property on the basis of existing zoning.
Mr. Denick can correct that if that is wrong.

The understanding was that he was to sell the
property based on existing zoning.

At that time this concerned me and I reviewed
the matter with Mr. John Hession, Peoples' Counsel, and
in my presence Mr. Hession called Mr. Bronstein and said that

while this was of some concern to us, that is, the fact the
negotiation was being conducted, at the same time the peti-
tion being on file, that if Mr. Bronstein would do what is
necessary, make sure that the request for postponement was
properly filed.

I think, as I recall, it was two weeks ago.
I am fairly certain of that, that if this letter requesting
postponement, was mailed promptly, it probably would not
be postponed and, at least, then all of the protestants
would have adequate notice.

As it is, since Mr. Bronstein, for whatever
reason, since a letter was not coming forth from Mr. Bronstein
or anybody else, requesting a postponement, - we told the
protestants of the Hilltop Community Association they would
have to be prepared. They are on call even today.

In addition, our office had to make its
usual plans in coordinating with the Planning Office. Mr.
Hoswell is here today. It was only two days ago.

MR. DENICK: We agree with all of this.

MR. ZIMMERMAN: I want to say this, on the
record. It is an unusual case. Two days ago I happened

to see Mr. Bronstein and he told me a letter had been sent,
requesting a continuance. In fact, there was no copy of
this letter to our office. At that time I did tell the
people from the community association that it appears that if
they were to come out here somehow it would be a waste of
time for them, -- but they are on call.
Under the circumstances, not only because of
the Board's rules but because we did communicate very
specifically with the attorney for the protestants, and in
the context of this whole situation, of course, the Board
has had to spend its time, - we think that this continuance
ought to be denied and, frankly, the petition for reclassifica-
tion should be dismissed.

MR. GILLAND: Thank you, Mr. Zimmerman. I
agree with what you say and with the basis for your position,
as you so well expressed. I am also, at least, sympathetic
as to the position of Mr. Denick. I am all too aware of the
problems attendant upon counsel entering his appearance in
a case, - and it should be, perhaps, Mr. Margolis who should
be here this morning, - rather than beating you on the head.

Mr. Denick, I am sure you understand the

RECEIVED
BALTIMORE COUNTY
SEP 31 11 22 AM '79
COUNTY BOARD
OF APPEALS
BY: [initials]

1 PROBLEM IT PUTS THE Board in, and the rest of the parties,
2 as well.
3 The thing that does disturb me, - there
4 apparently were conversations, back and forth, from Mr. Bronstein
5 to Peoples' Counsel's Office. Mr. Bronstein also represents
6 a protestant in this case, - and you are on the other side
7 of the coin, so to speak. I cannot saddle you with what
8 Mr. Bronstein may or may not have said.
9 With great reluctance I am going to grant
10 you a continuance.
11 Our docket is so crammed with these things.
12 Had we known, we could have used this date for a case we
13 were hearing Tuesday.
14 We will grant the continuance reluctantly.
15 Assigning this for a hearing is something else again.
16 MR. DENICK: I understand that.
17 MR. DAVIS: It presents another problem
18 also. Having opened the case today, it means that this
19 same Board has to be reassembled to hear the appeal,
20 and this is also difficult to schedule.
21 MR. DENICK: We will not request the hearing

1 immediately. We have many things to work out.
2 MR. GILLAND: I would suggest that if you
3 have anything further, you make Peoples' Counsel aware of it.
4 MR. DENICK: I will make everyone aware of it.
5 MR. GILLAND: You are dealing with one
6 protestant in this matter. They didn't get a copy of your
7 letter this morning.
8 MR. DAVIS: I think, in terms of the possibility
9 of rescheduling, you should note that our docket is filled
10 through January already. Do you think there is any chance
11 you will have of successfully concluding your negotiations
12 by February?
13 MR. DENICK: Yes, sir.
14 MR. GILLAND: The hearing is adjourned.

IN THE MATTER OF
WINDSOR FEATHERBED ASSOCIATES
FOR RECLASSIFICATION
BEFORE THE
COUNTY BOARD OF
ZONING APPEALS
Case No. 78-24-R

REQUEST FOR CONTINUANCE

MR. CLERK:

Please continue the hearing scheduled on the
Petition for Reclassification by Agreement of the Petitioner
and Protestant.

Robert C. Denick
ROBERT C. DENICK
of Counsel for Petitioner
618 Munroe Building
Baltimore, Maryland 21202
685-7400

I HEREBY CERTIFY that on this 27th day of October,
1978, a copy of the foregoing Request for Continuance was
mailed to Benjamin Bronstein, Esquire 803 Equitable Building,
Baltimore, Maryland 21202.

Robert C. Denick
ROBERT C. DENICK

September 20, 1977

Aaron Margolis, Esquire
410 Maryland Trust Building
Baltimore, Maryland 21202

RE: Petition for Reclassification
SE/S of Featherbed Lane, 175.28' SW
of Windsor Mill Road - 2nd Election
District
Windsor-Featherbed Associates -
Petitioner
NO. 78-24-R (Item No. 4)

Dear Mr. Margolis:

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

Very truly yours,

George S. Martinak
GEORGE S. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. Forrest Dicknell, President
Hilltop Community Association
6720 Ransome Drive
Baltimore, Maryland 21207

John W. Hession, III, Esquire
People's Counsel

Benjamin Bronstein, Esquire
803 Equitable-Townson Building
P. O. Box 5515
Towson, Maryland 21204

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
SE/S of Featherbed Lane 175.28' SW : OF BALTIMORE COUNTY
of Windsor Mill Road, 2nd District
WINDSOR-FEATHERBED ASSOCIATES, : Case No. 78-24-R
Petitioners

ORDER FOR APPEAL

Mr. Commissioner:

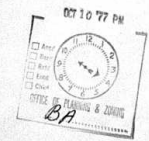
Please note an appeal from the decision of the Deputy Zoning Commissioner
in the above-entitled matter, under date of September 20, 1977, to the County Board
of Appeals and forward all papers in connection therewith to said Board for hearing.

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Hession III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of October, 1977, a copy of the
aforegoing Order was mailed to Aaron Margolis, Esquire, 410 Maryland Trust Building,
Calvert & Redwood Streets, Baltimore, Maryland 21202, Attorney for Petitioners.

John W. Hession III
John W. Hession, III



MEMORANDUM IN SUPPORT OF PROPOSED ZONING RECLASSIFICATION

Property:

3.53 Acres on Easterly side of Featherbed Lane, 175
feet Westerly from West side of Windsor Mill Road, Second
District.

The subject property is an unimproved parcel of land
comprising approximately 3.53 acres situated on the Easterly
side of Featherbed Lane approximately 175 feet West of Windsor
Mill Road. The parcel is the Westernmost portion of a total
piece of land containing 4.27 acres and fronting on the West
side of Windsor Mill Road. The entire piece is now zoned
BL. The owners have separated a front portion (on Windsor
Mill Road) consisting of approximately 3/4 acre for develop-
ment under its present BL zoning. The Petitioners contend
and will establish that the existing BL zoning classification
of the remaining 3.53 acres constitutes an error in the zoning
map and that the said parcel should properly have been classified
Density Residential, DR 16.

In support of its position, the Petitioners point
to the existing zoning of the adjacent parcels of land as
being almost entirely DR 16. The parcel of land immediately
to the West is now being developed for garden type apartments
under DR 16. The adjoining property to the East has for some
time been utilized for garden apartments.

In 1976 the Recommended Comprehensive Zoning Map for
Baltimore County adopted by the Baltimore County Planning
Board called for the downshift of the existing zoning for
the subject parcel of ground (including the 3/4 acre
fronting on Windsor Mill Road) from the existing BL to
DR 5.1 (although the Planning Staff recommended the shift
to DR 16). The downshift was opposed by the owners - cause
it would have included the entire parcel but the Planning
Board made no recommendations to allow a limited BL portion
with a downshift of the major portion to DR 16 to conform
to the surrounding zoning and usage.

The Petitioners submit that the present classification
in the Comprehensive Zoning Map constitutes error by reason
of the failure to recognize the factors which required the
classification of the subject property as DR 16 instead of
BL.

The owners are advised that the subject parcel, situate
as it is, adjacent to DR 16 zones, may be developed within
the uses permitted in DR 16 as provided in Section 230.1,
Baltimore County Zoning Regulations, as amended. Contempor-
aneously with the filing of this Petition, the owners
are requesting a determination by the Zoning Commissioner
of Baltimore County as to whether the subject parcel may
in fact be developed as DR 16 under Section 230.1.

ITEM NO.		SUBJECT	LOCATION	200 SCALE MAP	RECOMMENDED	EXISTING	COMMENTS
11-17	17	Paul H. Brown, Esq. & Henry, Viola & Thomas	175 Windsor Mill Rd., Sec 10-1	BL	DR 16	DR 16	No appeal to property class.
11-18	18	William C. King	4001 Liberty Road, and Florida Road	BL	DR 16	DR 16	Reclassify existing zoning.
11-19	19	Home of Day, Inc., 1001 S. W. of Liberty Road	1001 S. W. of Liberty Road	BL	DR 16	DR 16	No appeal to property class.
11-20	20	Leland A. Wilson	1001 S. W. of Liberty Road, 200' South of Liberty Road	BL	DR 16	DR 16	No appeal to property class.
11-21	21	James L. Friesner	1/2 S. W. of Liberty Road, 200' South of Liberty Road	BL	DR 16	DR 16	No appeal to property class.
11-22	22	Windsor Heights, 175 Windsor Mill Road, 200' East of Windsor Mill Road	175 Windsor Mill Road, 200' East of Windsor Mill Road	BL	DR 16	DR 16	No appeal to property class.
11-23	23	Windsor Heights, 175 Windsor Mill Road, 200' East of Windsor Mill Road	175 Windsor Mill Road, 200' East of Windsor Mill Road	BL	DR 16	DR 16	No appeal to property class.
11-24	24	Windsor Heights, 175 Windsor Mill Road, 200' East of Windsor Mill Road	175 Windsor Mill Road, 200' East of Windsor Mill Road	BL	DR 16	DR 16	No appeal to property class.
11-25	25	Windsor Heights, 175 Windsor Mill Road, 200' East of Windsor Mill Road	175 Windsor Mill Road, 200' East of Windsor Mill Road	BL	DR 16	DR 16	No appeal to property class.
11-26	26	Windsor Heights, 175 Windsor Mill Road, 200' East of Windsor Mill Road	175 Windsor Mill Road, 200' East of Windsor Mill Road	BL	DR 16	DR 16	No appeal to property class.
11-27	27	Windsor Heights, 175 Windsor Mill Road, 200' East of Windsor Mill Road	175 Windsor Mill Road, 200' East of Windsor Mill Road	BL	DR 16	DR 16	No appeal to property class.
11-28	28	Windsor Heights, 175 Windsor Mill Road, 200' East of Windsor Mill Road	175 Windsor Mill Road, 200' East of Windsor Mill Road	BL	DR 16	DR 16	No appeal to property class.
11-29	29	Windsor Heights, 175 Windsor Mill Road, 200' East of Windsor Mill Road	175 Windsor Mill Road, 200' East of Windsor Mill Road	BL	DR 16	DR 16	No appeal to property class.
11-30	30	Windsor Heights, 175 Windsor Mill Road, 200' East of Windsor Mill Road	175 Windsor Mill Road, 200' East of Windsor Mill Road	BL	DR 16	DR 16	No appeal to property class.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 454-3211

April 26, 1977

Aaron Margolis, Esquire
410 Maryland Trust Building
Calvert and Redwood Streets
Baltimore, Maryland 21202

Dear Mr. Margolis:

At its regular meeting on Thursday, April 21, 1977, the Baltimore County Planning Board considered your request that the Board, under the provisions of Subsection 22-2201, Baltimore County Code 1965, as amended, certify to the County Council that early action is manifestly required on your client's petition for reclassification of his property located on the east side of Featherbed Lane.

On putting the question to a vote, the request was denied.

Very truly yours,

Norman E. Gerber
Norman E. Gerber
Acting Secretary to the
Baltimore County Planning Board
NEG/mas

cc: Mr. S. Eric DiNenna
Mr. Sylvan Cornblatt
Mr. Arnold Fleischman
Mr. Frank H. Fisher

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
MISCELLANEOUS CASH RECEIPT
DATE: May 3, 1977
AMOUNT: \$50.00
RECEIVED BY: P & S Realty Co., 3510 Hickory Ave., Baltimore, Md.
FOR: Petition for Reclassification for Windsor Featherbed Associates

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
MISCELLANEOUS CASH RECEIPT
DATE: May 31, 1977
AMOUNT: \$75.00
RECEIVED BY: Mr. S. Eric DiNenna
FOR: Petition for Reclassification for Windsor Featherbed Associates

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 20 day of
1977. Filing Fee \$ 50.00 Received ☒ check
Cash
Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner: *W. Cornblatt* Submitted by *W. Cornblatt*
Petitioner's Attorney: *W. Cornblatt* Reviewed by *W. Cornblatt*
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BENJAMIN BRONSTEIN
ATTORNEY AT LAW
603 PUTNAM TOWSON BUILDING
TOWSON, MARYLAND 21204
(301) 825-4442
September 16, 1977
Eric S. DiNenna
Zoning Commissioner
Office of Planning
County Office Building
Towson, Maryland 21204
Re: Your Case No. 78-24-R
Windsor-Featherbed Associates
Property location - Windsor Mill Road and Featherbed Lane
Dear Mr. DiNenna:
Please be advised that I represent Stewart Greenebaum, one of the owners of the property located at the corner of Windsor Mill Road and Featherbed Lane. An application for a change in zoning has been filed with your office in the above entitled case.
I am enclosing a copy of the Bill of Complaint filed by Mr. Greenebaum against the other owners of the subject property. Mr. Greenebaum hereby objects to any change in the zoning of this property made by the other owners of the property.
I would appreciate your forwarding to me copies of any rulings made by your office in this case.
Thank you for your kind cooperation.
Very truly yours,
Benjamin Bronstein
Benjamin Bronstein
Bib: cab
encl.
cc: Eugene Hettelman, Esq.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: *2nd* Date of Posting: *August 23, 1977*
Posted for: *Petition for Reclassification*
Petitioner: *Windsor-Featherbed Associates*
Location of property: *SE 1/4 of Featherbed Lane 175.28 Feet SW of E Windsor Mill Rd.*
Location of Signs: *SE 1/4 of Featherbed Lane 300' to SW of Windsor Mill Rd.*
Remarks: *Thomas R. Roland*
Posted by: *Thomas R. Roland* Date of return: *August 26, 1977*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: *2nd* Date of Posting: *Oct. 11, 1977*
Posted for: *APPEAL*
Petitioner: *Windsor-Featherbed Associates*
Location of property: *SE 1/4 of Featherbed Lane 175.28 Feet SW of Windsor Mill Rd.*
Location of Signs: *SE 1/4 of Featherbed Lane 300' to SW of Windsor Mill Rd.*
Remarks: *Thomas R. Roland*
Posted by: *Thomas R. Roland* Date of return: *Oct. 14, 1977*

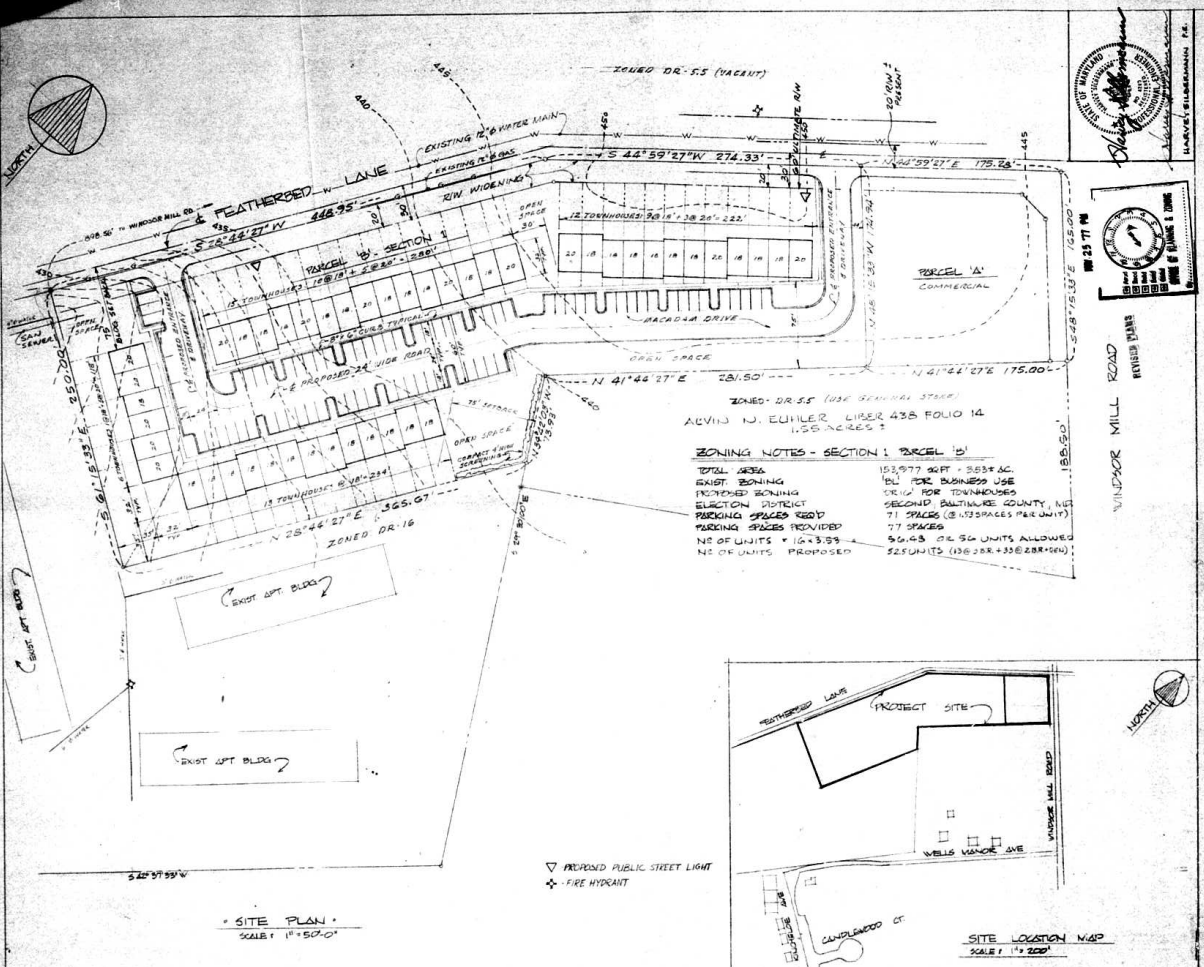
STEWART J. GREENEBAUM
1351 York Road
Lutherville, Maryland, 21093
V.
SYLVAN L. CORNBLETT
2311 St. Paul Street
Baltimore, Maryland, 21207
ZILL C. NURETZ
232 N. Liberty Street
Baltimore, Maryland, 21201
THEODORE C. DENSTOCK
916 Munsey Building
Baltimore, Maryland, 21202
LEONARD BASS
916 Munsey Building
Baltimore, Maryland, 21202
CHARLES G. SCHERR
3401 Stevenson Court
Baltimore, Md., 21207
BILL OF COMPLAINT
Now comes Stewart J. Greenebaum, by Eugene Hettelman, his Attorney, complaining, and says:
1. Approximately six years prior hereto the Plaintiff and the Defendants (other than Charles G. Scherr) formed a partnership at will, under the name and style of "Windsor-Featherbed Associates."
2. That said partnership purchased a parcel of ground located in Baltimore County, Maryland, on the corner of Windsor Mill Road and Featherbed Lane, a portion of which property has been heretofore sold and the sole remaining assets of said property is the residue of said ground.
3. That over the protest of the plaintiff, the defendant Sylvan L. Cornblatt has entered into a Contract for the sale of a portion of the property still owned by the partnership to the defendant, Charles G. Scherr, which contract was not an arm-length transaction, is for a price far less than the reasonable value of the property, and upon terms and conditions of payment, which have the effect of further economically lowering the purchase price, and the said Defendants were all aware that the plaintiff objected to the execution of the contract by the said Sylvan L. Cornblatt.

CERTIFICATE OF PUBLICATION
TOWSON, MD. August 14, 1977
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each of one time *August 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 1977* before the 1st day of *September* 1977, the first publication appearing on the 1st day of *August* 1977.
THE JEFFERSONIAN
S. Frank Smith
Manager
Cost of Advertisement \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: *2nd* Date of Posting: *Oct. 11, 1977*
Posted for: *APPEAL*
Petitioner: *Windsor-Featherbed Associates*
Location of property: *SE 1/4 of Featherbed Lane 175.28 Feet SW of Windsor Mill Rd.*
Location of Signs: *SE 1/4 of Featherbed Lane 300' to SW of Windsor Mill Rd.*
Remarks: *Thomas R. Roland*
Posted by: *Thomas R. Roland* Date of return: *Oct. 14, 1977*

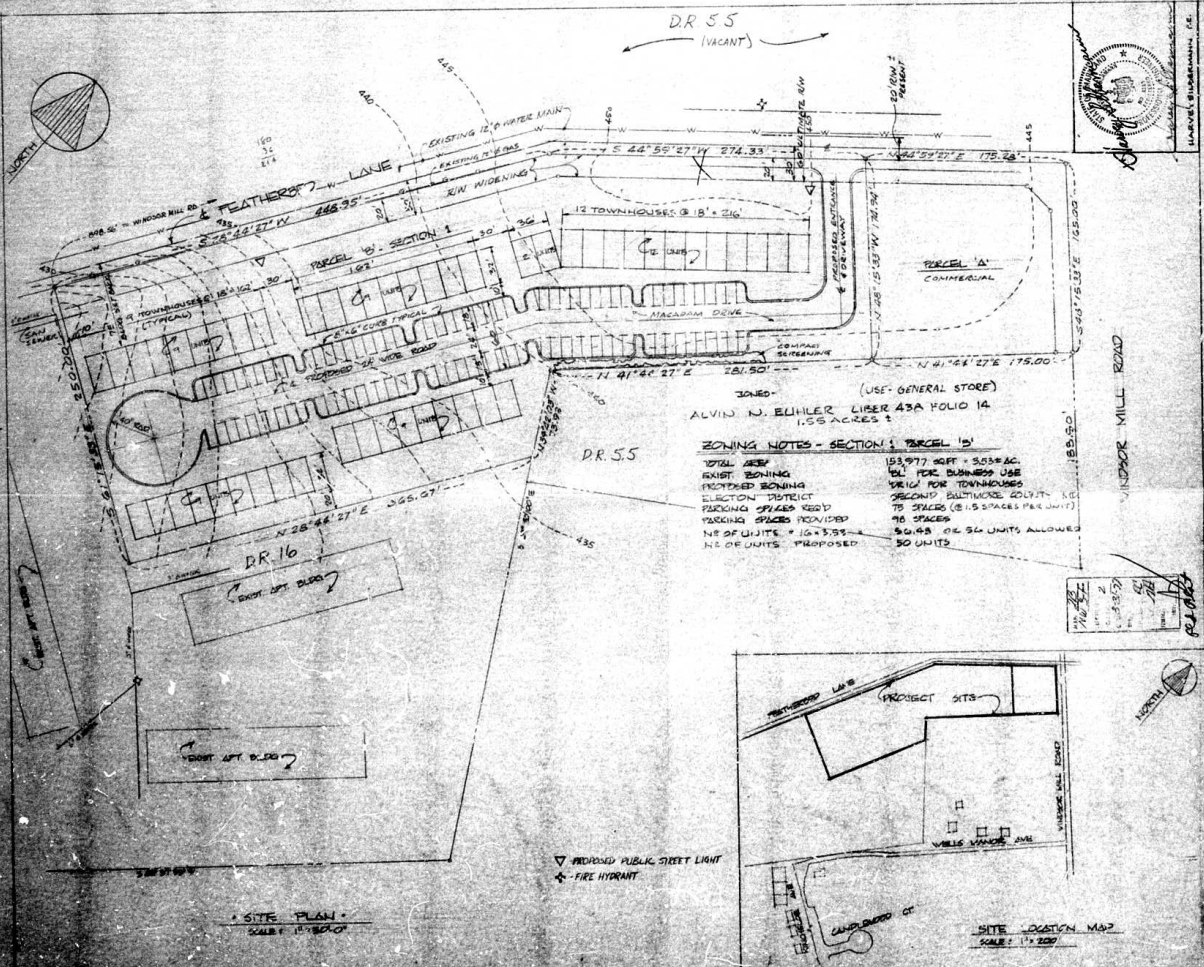
4. That irreconcilable differences have arisen between the Plaintiff and the defendant partners, and the Plaintiff desires that said partnership be terminated, dissolved, and liquidated, and has so informed the other partners, that he considers the partnership relation at an end.
WHEREFORE, the Plaintiff prays:
1. That the said partnership may be dissolved and liquidated, and a receiver appointed to dispose of the assets.
2. That the said contract of sale to Charles G. Scherr be declared null and void.
3. That should said contract be declared binding on the partnership, that the share of the said Sylvan L. Cornblatt be charged with an amount equal to the difference between the economic sale price under the contract and the fair market value of said property.
4. And such other and further relief as this case may require.
Eugene Hettelman
Eugene Hettelman
220 E. Lexington Street
Baltimore, Maryland, 21202
752-3169
Attorney for Plaintiff

CERTIFICATE OF PUBLICATION
Pikesville, Md., Sept. 1, 1977
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 1st day of *September* 1977, the first publication appearing on the 1st day of *August* 1977, the second publication appearing on the 1st day of *August* 1977, the third publication appearing on the 1st day of *August* 1977.
L. B. HERNIMAN JR.
L. B. Herniman Jr.
Manager
Cost of advertisement \$



SILBERMAN & ASSOCIATES
PLANNERS • ENGINEERS • ARCHITECTS
1000 W. BALTIMORE AVE. SUITE 200
BALTIMORE, MD 21201
(410) 552-1000

**PLAT TO ACCOMPANY
PETITION FOR REZONING**
MARCH 21, 1977



SILBERMAN & ASSOCIATES
PLANNERS • ENGINEERS • ARCHITECTS
1000 W. BALTIMORE AVE. SUITE 200
BALTIMORE, MD 21201
(410) 552-1000

**PLAT TO ACCOMPANY
PETITION FOR REZONING**
MARCH 21, 1977