

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Rosa S. 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 DR-16 to DR-16 and to an DR-16 zone, for the following reason:

1. error in adoption of the map

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

Contract purchaser: Rosa S. Pierpont Legal Owner
Address: 5402 Sanderly Drive
Baltimore, Maryland 21222

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

Address: 406 Jefferson Building
Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 31st day of October, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of March, 1978, at 11:00 o'clock A.M.

Rosa S. Pierpont
Zoning Commissioner of Baltimore County.

DEPARTMENT OF TRAFFIC ENGINEERING

IDCA NO. 77-54

LOCATION: Woodlawn Dr

IDCA Analysis

- Nearest Arterial Intersection Woodlawn Dr - Windsor Mill Rd
- Trip Generation from Site 540 TRIP/DAY
- Proposed Level of Service D

Recommendation: CRD

Approval: CRD

Dental: None

Remarks:

RECEIVED
OCT 28 1977
OFFICE OF
PLANNING & ZONING

RE: PETITION FOR RECLASSIFICATION
PETITION FOR SPECIAL EXCEPTION
NW corner of Woodlawn Drive and
Windsor Mill Road, 2nd District

ROSS Z. PIERPONT, Petitioner
Case No. 78-185-RX

Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therewith, and of the passage of any preliminary or final Order in connection therewith.

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

I HEREBY CERTIFY that on this 21st day of February, 1978, a copy of the foregoing Order was mailed to A. Owen Hennegan, Esquire, 406 Jefferson Building, Towson, Maryland 21204, Attorney for Petitioner.

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

IDCA APPLICATION FOR SPECIAL EXCEPTION AND/OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
I, or we, Rosa S. Pierpont, legal owner of the property situate in Baltimore County, the property address of which is shown on the plat, hereby apply to the Zoning Commissioner for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for office building

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA 2,316.8 AC. NET PLOT 5400-395
BUILDING SIZE (2 Buildings) (Each Building) 9,000 Sq. Ft. each building
TOTAL FLOOR AREA 18,000 Sq. Ft.
TOTAL HEIGHT 36 feet, more or less
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.36

REQUIRED NUMBER OF PARKING SPACES
GROSS FLOOR 60 OTHER FLOOR 36 TOTAL 96
AREA OF SITE TO BE PROVIDED TO ACCOMMODATE REQUIRED PARKING SPACES = 62,770 Sq. Ft.
UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM
UTILITIES SECURITY ARRANGEMENT: Security not required

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Rosa S. Pierpont
Rosa S. Pierpont
Address: 5402 Sanderly Drive
Baltimore, Maryland 21222

THE PLANNING BOARD HAS DETERMINED ON 12-15-77 THAT THE PROPOSED DEVELOPMENT COMPLY / CONFORMS TO THE REQUIREMENTS OF SUBSECTION 52-4-102 OF THE BALTIMORE COUNTY CODE.
12-14-77 Signed: John W. Hession, III
DATE
PLANNING BOARD

IDCA FORM NO. 2 REVISED 8-6-77

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUPERVISION REVIEW COMMENTS
DATE: November 22, 1977
To: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: Pierpont Property IDCA PLAN X
PROJECT NUMBER: IDCA NO. 77-54 PRELIMINARY PLAN
LOCATION: Windsor Mill Road and Woodlawn Drive TENTATIVE PLAN
DISTRICT: 202 DEVELOPMENT PLAN
FINAL PLAN

This application for special exception (No. 77-54) was received by the Developers Design and Approval Section on October 14, 1977 and we comment as follows:

Water (Western Third Zone) Urban Area
There is a 12-inch public water main in Windsor Mill Road. There are no problems with water service in the area. This property is within the Urban-Rural Demarcation line and in an area designated "Existing Service" on Baltimore County Water Plan W-22a, as amended. The requested change in use will not adversely affect the system; therefore, this project may be approved.

Sanitary Sewer (Owynns Falls - Back River Waste Water Treatment Plant)
There are 8 and 10-inch public sanitary sewers in Windsor Mill Road and Woodlawn Drive, respectively. No dry weather flow problems are reported in the area. This property is within the Urban-Rural Demarcation line and in an area designated "Existing Service" on Baltimore County Sewerage Plan S-22a, as amended. The requested change in use will not adversely affect the system; therefore, this project may be approved.

Storm Drainage (Owynns Falls - Potapoco River)
Drainage from this property is tributary to Owynns Falls where severe flooding problems have occurred. Flooding and damage of homes and commercial properties have been experienced. The proposed increase of impervious area is 2.08 acres. The Water Management Policy requires that storm water management facilities be provided to control runoff from a 2-year through a 100-year design storm. This project may be approved subject to conformance with the Baltimore County Storm Water Management Policy.

RECEIVED
NOV 23 1977
OFFICE OF
PLANNING & ZONING

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 494-2251

S. ERIC DI MENNA
ZONING COMMISSIONER

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

RE: Interim Development Control
Act (IDCA) Application 77-54-RX
Rosa S. Pierpont

Dear Sir:
Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on December 15, 1977.
and you may now file your petition, plat, and descriptions for said Special Exception hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,
S. ERIC DI MENNA
Zoning Commissioner

SED/JED/scw
Enclosures

MCA

MCA ENGINEERING CORPORATION
CONSULTING
ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 822-9000
Cable address: MCAENGR

DESCRIPTION

2,316.8 ACRE PARCEL, WINDSOR MILL ROAD AND WOODLAWN DRIVE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "DR-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 heading 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, 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 221.79 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 2,316.8 acres of land.
R.L.Simps J.O. 1-62187-25
A Division of Water Kicks & Company

2211 Petroske Avenue
Baltimore, Maryland - 21207
March 7, 1978

Re: Reasoning, Pierpont property
Windsor Mill & Woodlawn Dr.

Dear Mr. DiMenna:
As a past president of Ogwyn Oak Improvement Association and a Crossing Guard in the Annapolis area of the Portport property on Windsor Mill Road and Woodlawn Drive, I protest to the changing of zoning from DR-16 to DR-16 due to the following reasons:

- Accident rate on that corner need no further statistics or added traffic to the area as Social Security has too much impact on that particular corner as is.
- Any Commercial zoning on that side of Windsor Mill Road would only open the remaining properties to follow suit, all of which are at present residential.
- With the Fire Station on the adjacent corner, reasoning would endanger lives to any traffic especially school children who might find it necessary to patronize establishments occupying the new development.
- Far too many elementary school children have to cross that particular intersection to get to Woodlawn Elementary school that any further change in the traffic pattern would be very hazardous.

We trust you will be intelligent enough to realize Woodlawn has far too much traffic, shopping centers, apartments and/or office building.

Sincerely yours,
Mrs. Margaret A. Simps
Past President and
Board of Director

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 be had, and it further appearing that by reason of

a Special Exception for a should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this..... day of..... 197..... that the herein described property or area should be and

the same is hereby reclassified; from a..... zone to a.....

zone, and/or a Special Exception for a..... should be and the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of ~~substantive error in the original zoning map, the~~ Reclassification from a D.R. 5.5 Zone to a D.R. 16 Zone should NOT BE GRANTED, and failure to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations, the Special Exception for an office building and offices should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... day of..... 1978, that the Reclassification and Special Exception be.....

and the same are hereby DENIED.

Zoning Commissioner of Baltimore County



May 16, 1978

A. Owen Hennegan, Esquire
406 Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
NW Corner of Woodlawn Drive
and Windsor Mill Road -
2nd Election District
Ross Z. Pierpont - Petitioner
NO. 78-185-RX (Item No. 11)

Dear Mr. Hennegan:

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

Very truly yours,
S. ERIC DI NENNA
Zoning Commissioner

SED/jhm

Attachments

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

Mrs. Edwin Appel
Western Alliance of Concerned Communities
2606 Poplar Drive
Baltimore, Maryland 21207

A. Owen Hennegan, Esquire
Page 2
May 16, 1978

cc: Mrs. Margaret Sas
Coyne Oak Improvement Association, Inc.
5214 Pembroke Avenue
Baltimore, Maryland 21207

Mr. Roy Kiewe
Liberty Road Community Council
8308 Liberty Road
Baltimore, Maryland 21207

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

WACC
Western Alliance
of Concerned Communities

Item No. 11
Property Owner: Ross Z. Pierpont
Location: N/W corner of Woodlawn Drive and Windsor Mill Road

We consider the changing of this item to D.R. 16 incongruous with the total community. Keeping the character of Woodlawn intact, in the midst of a high density situation, is at best a difficult thing to achieve. All about this property is D.R. 5.5, and anything else would be a real intrusion on a residential area.

Woodlawn Drive makes a decisive, and distinct boundary between D.R. 5.5 and other zonings. For now, and for the future, this line must be maintained.

The intersection of Woodlawn Drive and Windsor Mill Road has a high percentage of accidents, and its proximity to the elementary school presents an additional problem. Excessive S.B.A. and Mall traffic precludes the introduction of more cars pursuant with a D.R. 16 use.

Submitted by
Catherine Appel
Secretary

2-7-78

MEMORANDUM

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 D.R. 16 and a special exception for office building. Petitioner cites as reason for this change that there was error in the adoption of the map.

There was error committed in the adoption of the map with reference to the subject property because the Planning Board and County Council failed to observe the multiple changes that had occurred in the property and the surrounding area over the years. The failure to recognize all of the changes resulted in error. The Planning Board ignored the fact that streets had been widened, new streets were build, and, in fact, property for the widening of the street was 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. It was error on the part of the Planning Board in not recognizing these substantial road changes.

The Planning Board and County Council downshifted the zoning of Petitioner's property which had been D.R. 16 after Petitioner had acquired a grading permit and had made substantive progress with construction plans in accordance with the then D.R. 16 zoning and existing special exception. It is urged that the

residential character of the property insofar as its D.R. 5.5 is an error and it should be zoned D.R. 16 in conformity with apartment zoning which abounds in the area. The Planning Board nor the County Council did not take into account that this property is a mere oasis of residential in a burgeoning commercial community.

Development of large apartment projects and an enlargement in the fire fighting facility that exists diagonally across the street on the southwest corner materially affects the area. 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 zoned as D.R. 5.5 rendering this subject property totally out of character with the surrounding zoning. Furthermore, there has been continuing development of 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, which the County Council failed to consider in adopting the map.

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

Item # 11

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

Your Petition has been received and accepted for filing this 24th day of October 1977.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Ross Z. Pierpont
Petitioner's Attorney: A. Owen Hennegan
MCA Engineering Corporation
1020 Cranwell Bridge Road
Baltimore, Maryland 21204

Reviewed by: Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 31, 1977

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

RE: Reclassification & Special
Exception Petition
Item Number 11 - Cycle II
Petitioner - Ross Z. Pierpont

Dear Mr. Hennegan:

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.

The subject property, currently zoned D.R. 5.5 and located on the north side of Woodlawn Drive at its intersection with Windsor Mill Road, is currently improved with an existing dwelling and garage in the rear. Adjacent properties along Windsor Mill Road and Woodlawn Drive are similarly zoned and are improved with single detached dwellings and vacant land, respectively, while a Baltimore County school and fire station, zoned D.R. 16, exist opposite the subject property on Woodlawn Drive.

This site has been the subject of two previous zoning hearings in the past. Case 165-35-RX was a Reclassification and Special Exception for stores and a service station which was eventually denied, while

A. Owen Hennegan, Esq.
Page 2
Item No. 11
Oct. 31, 1977

Case 474-193-RX granted a Reclassification and Special Exception for offices. However, with the adoption of the recent countywide zoning maps in the latter part of 1976, the zoning of this property was reverted back to its original and present D.R. 5.5 zoning. This latter case was also true for the property immediately contiguous to the north (Case 472-84-RX).

Since this Special Exception request is in a residential zone and coupled with the Interim Development Control Act now in effect, it is required to be approved by the Planning Board as satisfying all applicable requirements of this Act. It is anticipated that a decision on this matter will be rendered prior to the hearing in the spring of next year.

Particular attention should be afforded the comments of the Department of Education and the matter should be fully discussed at the hearing.

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 November 28, 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 March 1, 1978 and April 15, 1978 will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

BNCR:f

CC: MCA Engineering Corporation
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURNING, P.E.
DIRECTOR

October 25, 1977

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

Re: Item #11 (Cycle II) October 1977 - April 1978
Property Owner: Ross Z. Pierpont
N/W cor. Woodlawn Dr. & Windsor Mill Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with a Special Exception for offices.
Acre: 2.3168 District: 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.

General:

The comments supplied October 17, 1973 in connection with the Zoning Advisory Committee review of this property for Item #40 Zoning Cycle VI (October 1973 - April 1974) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item (Cycle II) (October 1977 - April 1978).

Very truly yours,

Elizabeth M. Dwyer, P.E.
ELIZABETH M. DWYER, P.E.
Chief, Bureau of Engineering

END:EAH:PMR:as

CC: H. Shalowitz
S. Norton

L-SE Key Sheet
10 NW 22 Pos. Sheet
NW 3 P Topo
88 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

October 14, 1977

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 #11, Zoning Cycle II, October, 1977, are as follows:

Property Owner: Ross Z. Pierpont
Location: NW/C Woodlawn Drive and Windsor Mill Road
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with a Special Exception for offices
Acre: 2.3168
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, 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.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

Baltimore County
Department of Health Engineering
TOWSON, MARYLAND 21204
(301) 494-3550
STEPHEN E. COLLINS
DIRECTOR

October 24, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

RE: Item 11 - ZAC - October 13, 1977
Property Owner: Ross Z. Pierpont
Location: NW/C Woodlawn Drive & Windsor Mill Road
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with a Special Exception for offices.
Acre: 2.3168
District: 2nd

Dear Mr. DiNenna:

The subject petition is requesting a change of D.R. 5.5 to B.R. 16 with a special exception for offices of 2.3168 acres. This should change the trip density from 115 for D.R. 5.5 to 275 for B.R. 16. The special exception for offices would change the total trip density to 540 trips per day.

The intersection of Woodlawn Drive and Windsor Mill Road is presently operating at a Level of Service D.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CM/bas

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

October 11, 1977

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

Dear Mr. DiNenna:

Comments on Item #11, Zoning Advisory Committee Meeting for Cycle II, October 5, 1977, are as follows:

Property Owner: Ross Z. Pierpont
Location: NW/C Woodlawn Dr. & Windsor Mill Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with a Special Exception for offices
Acre: 2.3168
District: 2nd

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

Thomas A. Devlin
Thomas A. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/ES/rhs

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 494-7310
Paul H. Reincke
CHIEF

October 26, 1977

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Ross Z. Pierpont

Location: NW/C Woodlawn Dr. & Windsor Mill Rd.

Item No. 11 Zoning Agenda Cycle II

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below noted 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 _____

REVERES the maximum allowed by the Fire Department.

() 4. 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 "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.

Reviewed: *H. J. [Signature]* Method and approved: *George M. Mcgonnell*
Planning Division Special Inspection Division Fire Prevention Bureau
Charles E. Burdhan
Planes Review Chief
CER:rlj

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610
JOHN D. SEVITT
DIRECTOR

October 10, 1977

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

Dear Mr. DiNenna:

Comments on Item #11 Zoning Advisory Committee Meeting, Cycle II are as follows:

Property Owner: Ross Z. Pierpont
Location: NW/C Woodlawn Dr. & Windsor Mill Road
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with a Special Exception for offices
Acre: 2.3168
District: 2nd

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☐ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burdhan

Charles E. Burdhan
Planes Review Chief
CER:rlj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 17, 1977

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

Z.A.C. Meeting of: Cycle II

RE: Item No: 11
Property Owner: Ross L. Pierpont
Location: NW/4 Woodlawn Dr. Windsor Mill Md.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with a Special Exception for offices.

District: 2nd
No. Acres: 2.3168

Dear Mr. DiMenna:

No increase to school population but it should be noted that because of the proximity to the Woodlawn Elementary School the traffic generated by the building may have an effect.

Very truly yours,

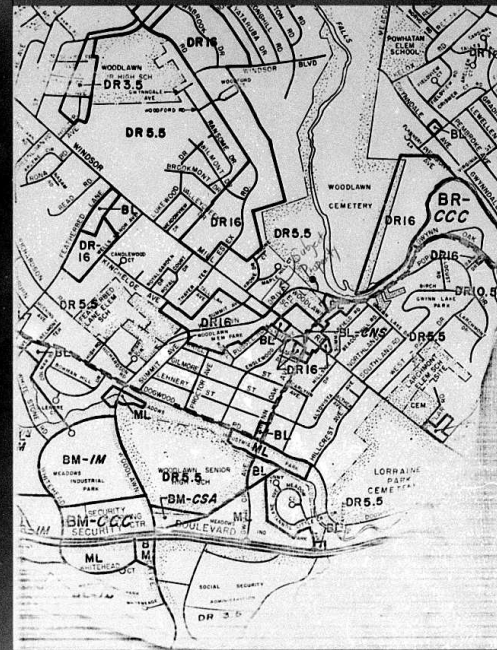
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/lp

JOSEPH H. WILCOX, ASSISTANT
T. BAYARD WILCOX, JR., VICE-PRESIDENT
MARCUS M. BOYD, PRESIDENT

THOMAS H. BOYER
WILL LORRAINE F. CHURCH
ROGER B. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORRICK
MRS. WILTON R. SMITH, JR.
RICHARD W. TRACY, D.M.



CERTIFICATE OF PUBLICATION

Pikesville, Md., _____ 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the _____ day of _____, 19____

the first publication appearing on the _____ day of _____, 19____

the second publication appearing on the _____ day of _____, 19____

the third publication appearing on the _____ day of _____, 19____

THE NORTHEAST STAR

Manager _____

Cost of Advertisement, \$_____

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 16, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., _____ day of _____, 1978, the _____ publication appearing on the _____ day of _____, 1978.

THE JEFFERSONIAN

H. L. Lank
H. L. Lank, 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			14 AR		
Petition number added to outline					
Denied					
Granted by ZC, BA, CG, CA					
Reviewed by: <i>A</i>					
Previous case: 74-193 RX					

Revised Plans: Change in outline or description Yes _____ No _____

Map # 23

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd
Posted for: Reclassification of Special Exception
Petitioner: Ross L. Pierpont
Location of property: NW/4 of Woodlawn Dr. and Windsor Mill Rd.
Location of Signs: #1 NW/4 of Woodlawn Dr. and Windsor Mill Rd. #2 NW/4 of Windsor Mill Rd. and NW/4 of Woodlawn Dr.
Remarks: _____
Posted by: Thomas R. Boland Date of return: Feb. 24, 1978

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 30 day of Feb 1978 Filing Fee \$ 50 Received check Cash Other

S. Eric DiMenna
S. Eric DiMenna,
Zoning Commissioner

Petitioner: Ross Pierpont Submitted by: A. Dan Hays
Petitioner's Attorney Reviewed by: A

* 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. 57240

DATE: Oct. 18, 1977 ACCOUNT: 03-669

AMOUNT: \$50.00

RECEIVED: Messrs. Messer, Hamagami, Carney & Ryan 406
FROM: JEFFERSON BUILDING, TOWSON, MD. 21204
FOR: Petition for Reclassification and Special Exception for Ross L. Pierpont

\$21546118 5000MC

VALIDATION OR SIGNATURE OF CASHIER



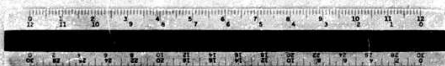
9-12 SE



1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

CHAIRMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	WOODLAWN	NW 3-F
Planimetric	4-11-70			
Maps, Inc.	1-8-73	DATE OF PHOTOGRAPHY APRIL, 1953		
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION PHILADELPHIA, PA				

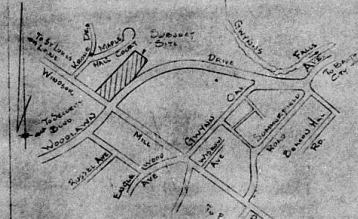
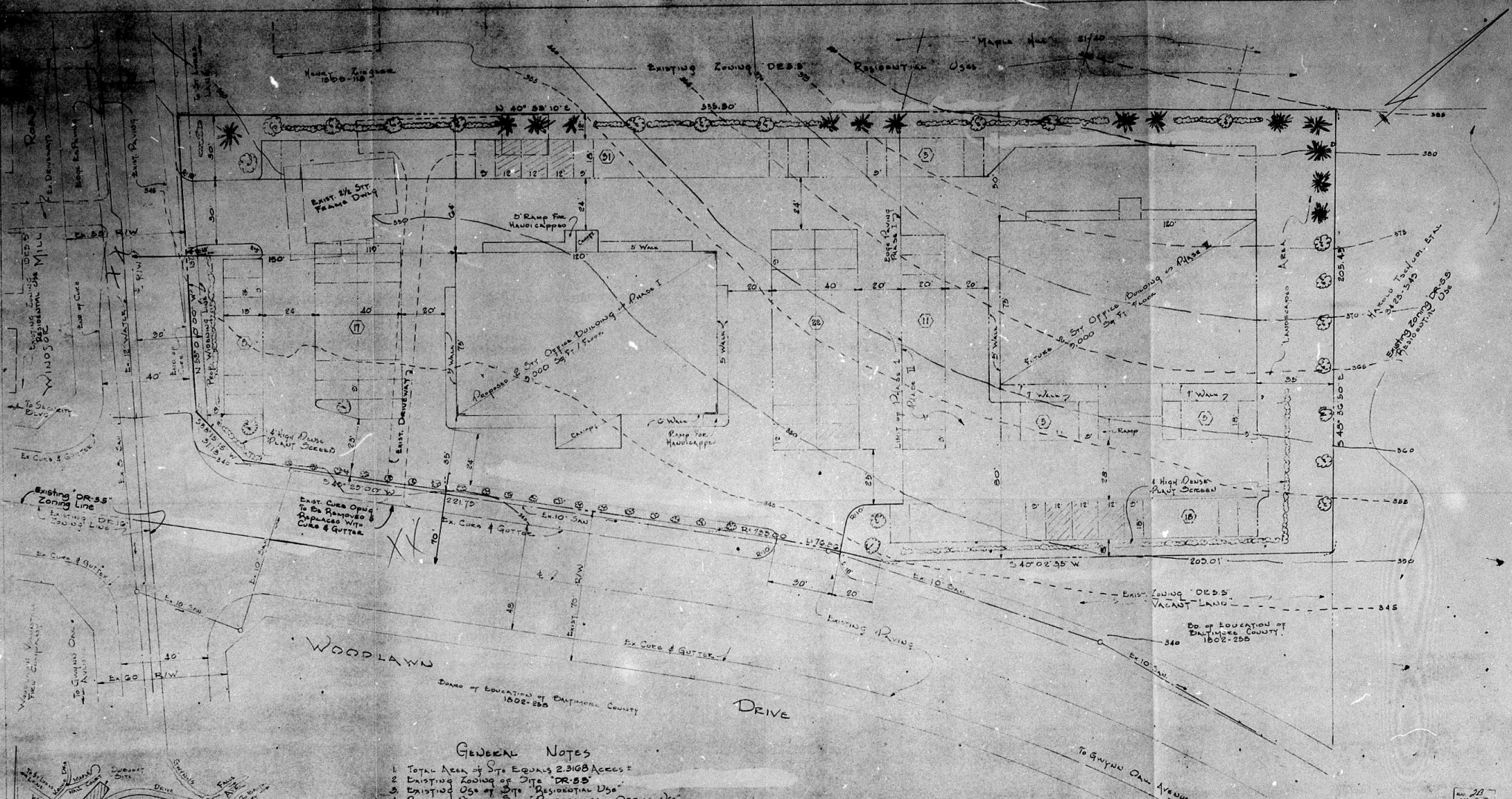


L-SE
L-NE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
	BY	DATE	1" = 200'	WOODLAWN	N. W. 3-F
Topographic	MAPS INC	4-11-70			
		1-8-73			
			DATE OF PHOTOGRAPHY APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION PHILADELPHIA, PA					





LOCATION PLAN
SCALE 1"=500'

MCA ENGINEERING CORP.
1001 E. BROADWAY, BALTIMORE, MD.

GENERAL NOTES

1. TOTAL AREA OF SITE EQUALS 2.3108 ACRES ±
2. EXISTING ZONING OF SITE "DR-55"
3. EXISTING USE OF SITE "RESIDENTIAL USE"
4. PROPOSED USE OF SITE "PROFESSIONAL OFFICE USE"
5. OFF STREET PARKING DATA
 - A. AREA OF UPPER FLOORS EQUALS 10,000 SQ. FT. REQUIRING 60 SPACES (1/500')
 - B. AREA OF UPPER FLOORS EQUALS 10,000 SQ. FT. REQUIRING 60 SPACES (1/500')
 - C. TOTAL REQUIRED = 60 (PHASES I & II)
 - D. TOTAL PROPOSED = 126 (PHASES I & II)
 - E. SPACES REQUIRED FOR PHASE I = 66
 - F. SPACES PROPOSED FOR PHASE I = 70
6. EXISTING BUILDINGS ON SITE TO BE REMOVED
7. [Symbol] INDICATES PARKING FOR HANDICAPPED
8. PROPOSED ZONING OF PROPERTY "DR-16" w/ Special Exception
9. EXISTING STRUCTURES ON SITE WILL BE REMOVED.

Plot to Accompany Petition
for
Reclassification & Special Exception
AT

WOODLAWN DR. & WINDSOCK MILL RD.
ELECTION DISTRICT 2
BALTIMORE COUNTY, MD.
SEPT. 29, 1977

FILED
NO. 2
DATE 10-4-77
BY [Signature]
AT [Signature]



62107