

**PETITION FOR ZONING RE-CLASSIFICATION  
SPECIAL EXCEPTION AND/OR VARIANCE**

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 DR 5.5 zone to an BL zone for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Business Local purposes as it had been zoned for more than 2 years prior to present revision of county zoning maps (RECLASSIFICATION ONLY)

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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: \_\_\_\_\_ Legal Owner(s): J. HOMER WEIDEMEYER, OWNER & AGENT  
 (Type or Print Name) \_\_\_\_\_  
 Signature: *J. Homer Weidemeyer*  
 Address: \_\_\_\_\_ (Type or Print Name) \_\_\_\_\_  
 City and State: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Attorney for Petitioner: \_\_\_\_\_  
 (Type or Print Name) \_\_\_\_\_  
 Address: 7602 WINDSOR MILL ROAD 655-0127  
 Phone No. \_\_\_\_\_  
 Signature: RANDALLSTOWN, MD. 21207  
 City and State: \_\_\_\_\_  
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City and State: \_\_\_\_\_ Name: \_\_\_\_\_  
 Attorney's Telephone No.: \_\_\_\_\_ Address: \_\_\_\_\_

BARC-Form 1

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS  
 NE/S Windsor Mill Rd., 150' NW : OF BALTIMORE COUNTY  
 of Richwood Rd., 2nd District  
 J. HOMER WEIDEMEYER, Petitioner : Case No. R-82-181-Item 2, Cycle II

**ORDER TO ENTER APPEARANCE**

To the Honorable, Members of Said Board:  
 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 therefor, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman* John W. Hession, III  
 Deputy People's Counsel People's Counsel for Baltimore County  
 Rm. 223, Court House  
 Towson, Maryland 21204  
 494-2188

I HEREBY CERTIFY that on this 24th day of February, 1982, a copy of the foregoing Order was mailed to Mr. J. Homer Weidemeyer, 7602 Windsor Mill Road, Randallstown, Maryland 21207, Petitioner.

*John W. Hession, III*  
 John W. Hession, III

**APPLICATION FOR RECLASSIFICATION OF ZONE**

The Petitioner represents that the current zoning of the property as planned and established under the provisions of section 22-21 of the Baltimore County Code, 1978, as amended in the 1980 Comprehensive Zoning Map of Baltimore County, adopted March 20, 1980 is in error.

**IMPORTANT EVALUATIVE FACTORS**

1. Property owned by same family of taxpayers for 70 years.
2. Property previously zoned "BL" for more than 25 years.
3. Commercial identity of property cemented by construction of furniture store on corner of property many years ago.
4. County moratorium prevented further commercial development.
5. Unsightly side view of furniture store discourages and has discouraged any residential development in same block; rendering property useless now and in the future.
6. Downgrading of Zone from BL to DR 5.5 has reduced appraised value of land from \$25,000.00 to \$37,500.00.
7. Rapidly increasing Traffic Count . . . continuous commercialization on the west to Rolling Road . . . several block/lot commercialization to the east . . . near at hand Industrial Park Invalidate DR5.5 Zone.
8. Petitioner has ownership in both affected properties.

For the sake of clarification the Petitioner has appended the following illustrations:

**ILLUSTRATION NO. 1**

This illustration shows current disposition and ownership of affected properties.

**ILLUSTRATION NO. 2**

This illustration represents that Property (a) and Property (c) were previously Zoned "BL" and further illustrates other factors in Petitioner's Application hereinbefore proposed.

**ILLUSTRATION NO. 3**

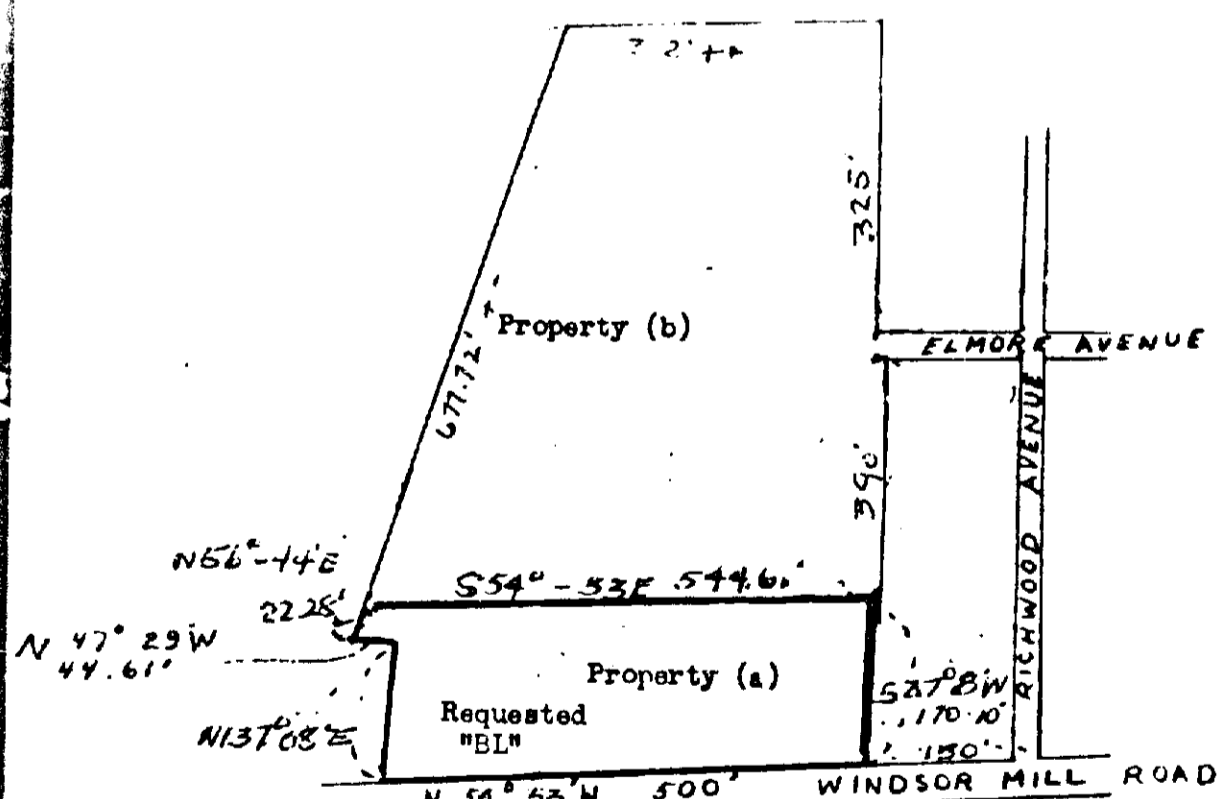
This illustration provides drawing and description required by County.

J. HOMER WEIDEMEYER, R-82-181  
 NE/S Windsor Mill Road,  
 150' NW of Richwood Road, 2nd  
 DISTRICT

PETITION: J. H. WEIDEMEYER

**ILLUSTRATION NO. 3**

**PROPOSED DISPOSITION AND DESCRIPTION OF PROPERTY**



**DESCRIPTION** - Beginning for the same in the center of Windsor Mill Road in the last line of a tract of land described in a Deed from James B. Heise to M. F. W. Weidemeyer and Annie Weidemeyer, his wife, dated June 23, 1911 and recorded among the Land Records of Baltimore County, State of Maryland in Liber WPC 379 Folio 412 and proceeding north-easterly to a stone marker and running thence north 54 degrees 53 minutes west 44.61 feet on the north side of Windsor Mill Road 500 feet to another stone marker and running at right angles parallel to the last line aforementioned northerly 37 degrees 8 minutes east 147.72 feet more or less thence northerly 47 degrees 29 minutes west 44.61 feet to an iron pipe, thereafter proceeding northerly along the northernmost boundary line of the Subdivision "Greenfield" as recorded among the Land Records of said County in Plat Book WPC No. 8 Folio 96 northerly 56 degrees 44 minutes east 22.28 feet to a stone marker, thence running through mid subdivision on a course parallel to Windsor Mill Road southerly 54 degrees 53 minutes east 544.61 feet to another stone marker and thereafter southerly 37 degrees 8 minutes west 170.10 feet to the place of beginning. Containing 2.5 acres more or less; all at a distance of 150 feet west of the center of Richwood Road.

**DISPOSITION** - Property (a) 2.5 ac. tract to be returned to "BL" Zoning. Composed of original 1.8 acres plus added .7 acre from property of J.H. Weidemeyer.  
 Property (b) 6.0 ac. tract to remain Zoned DR 5.5

**APPLICATION FOR RECLASSIFICATION OF ZONE**

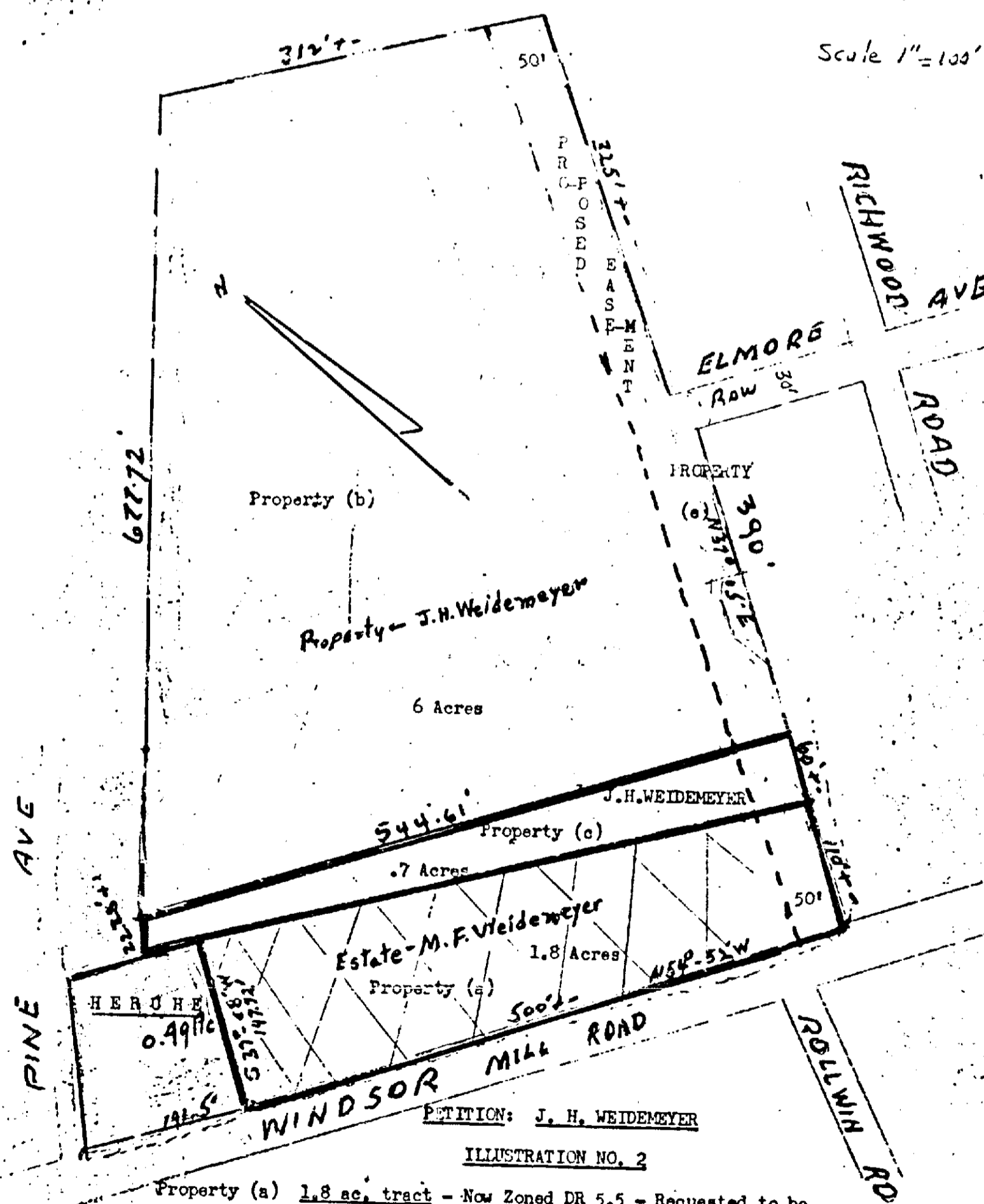
PAGE 2

Petitioner prays for relief from the error and damage involved in the 1980 zoning change and refers your Body to a consideration of the suggestions incorporated into ILLUSTRATION NO. 2. In addition to Reclassification of Property (a) and Property (c) to its previous zoning of BL, it provides for the transfer of a fifty foot wide easement which is legended as Property (e) to the County. The purpose of this transfer is twofold . . . first, to satisfy a need which the County has made manifest for the extension of a connector road between Windsor Mill Road and Castlemoor Road and . . . second to provide an aesthetic barrier between subject property's commercial utility and neighboring residential values.

Finally, the Petitioner points to the continuing change occurring near subject property . . . intensified commercial development . . . intensified industrialization . . . on Windsor Mill Road and in the Security Industrial Park . . . only one block away; all downgrading residential utilization now and in the future.

This Petition dated at Towson, Maryland, 21204, this 27th day of August in the year . . .

*J. Homer Weidemeyer*  
 J. Homer Weidemeyer, Owner & Agent



**CURRENT DISPOSITION OF PROPERTY**

Property (a) 1.8 ac. tract - Now Zoned DR 5.5 - Requested to be returned to former Zoning of BL  
 Property (c) 0.7 ac. tract - Now Zoned DR 5.5 - Requested to be returned to former Zoning of BL  
 Property (b) 6.0 ac. tract - Now Zoned DR 5.5 - Requested to remain current Zoning of DR 5.5  
 Property (e) 50' Easement - To be ceded to County to effect partition between BL Zoning and neighboring property and to serve as future connector roadway extension to Castlemoor Ave. when needed.

Page Two

Since there must be some limit to the period of time within which a decision should be made and communicated to the Board, it has been decided that all requests for postponements made pursuant hereto must be delivered in writing to the Board on or before March 15, 1981.

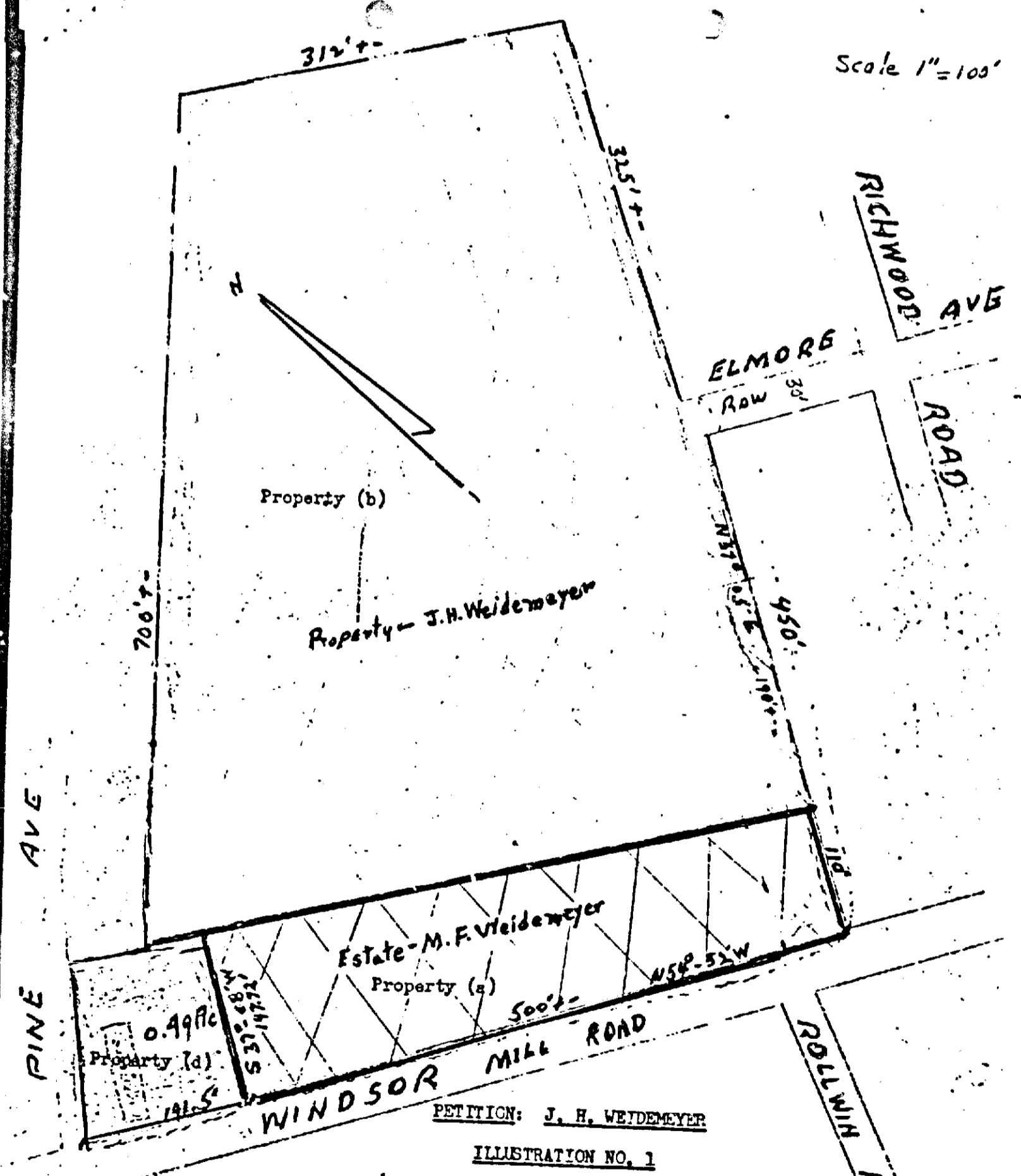
The Board has attached one very important provision to its willingness to co-operate in the granting of postponements for the purpose outlined above, which is that it will not countenance the use of the reasons given above for a postponement for other reasons and, therefore, if a case is postponed for the reason given above it must remain inactive until there is a definitive action from the courts. Therefore, parties are cautioned that if they do, in fact, seek a postponement because of the doubt surrounding the validity of the enactment of the 1980 comprehensive maps, they will be required to wait until there is a decision from the courts on the question before the Board will again assign their case no matter how long the case is suspended.

The purpose of this communication is to alert all parties of record involved of the Board's intention if a request is timely submitted.

Very truly yours,

*William T. Hackett*  
 William T. Hackett, Chairman

WTH:e



**CURRENT DISPOSITION OF PROPERTY**

Property (a) - 1.8 ac. tract - Estate of M.F.W. Weidemeyer - Zoned DR 5.5 Formerly Zoned BL - Tax #02-23-153120 and #02-18-350171 Parcels 131, 132, 133.  
 Property (b) - 6.7 acre tract - J. Homer Weidemeyer - Zoned DR 5.5 Formerly Zoned BL (in part) - Tax #02-23-153130 - 151 incl. Parcel 361 - "Greenfield Subdivision."  
 Property (d) Hersh's Furniture Store - 0.49 ac. tract. Formerly part of Property (a)



STEPHEN E. COLLINS  
 DIRECTOR

October 8, 1981

Mr. William Hackett  
 Chairman, Board of Appeals  
 Office of Law, Courthouse  
 Towson, Maryland 21204

Cycle II - Meeting of September 14, 1981  
 Item No. - 2  
 Property Owner: J. Homer Weidemeyer  
 Location: NE/S Windsor Mill Road 150' N/W of Richwood Avenue  
 Existing Zoning: D.R. 5.5  
 Proposed Zoning: B-L  
 Acres: 1.97  
 District: 2nd.

Dear Mr. Hackett:

This site with the existing D.R. 5.5 zoning can be expected to generate approximately 120 trips a day and the proposed B-L zoning can be expected to generate approximately 980 trips per day. The intersection of Rolling Road and Windsor Mill Road is at level of service D.

*Michael S. Fladigan*  
 Michael S. Fladigan  
 Traffic Engineering Associate II

MSF/r1j

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

September 30, 1981

Mr. Walter Reiter, Chairman  
 Board of Appeals  
 Court House  
 Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #2, Zoning Advisory Committee Meeting for Cycle II, are as follows:

Property Owner: J. Homer Weidemeyer  
 Location: NE/S Windsor Mill Road 150' N/W of Richwood Avenue  
 Existing Zoning: D.R. 5.5  
 Proposed Zoning: B-L  
 Acres: 1.97  
 District: 2nd

Metropolitan water and sewer are available. Connection to metropolitan sewer is subject to the Gwynns Falls Sewer moratorium.

The Zoning Plan, as submitted, does not include enough information to enable the Baltimore County Department of Health to make complete comments.

Very truly yours,  
*Ian J. Forrest*  
 Ian J. Forrest, Director  
 BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP/mgt

PAUL H. RENCKE  
 CHIEF

October 9, 1981

Mr. William Hammond cc: William Hackett  
 Zoning Commissioner Chairman of Board of Appeals  
 Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
 Zoning Plans Advisory Committee

RE: Property Owner: J. Homer Weidemeyer

Location: NE/S Windsor Mill Road 150' N/W of Richwood Avenue

Item No.: 2 Zoning Agenda: Meeting of September 14, 1981

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 or 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 end condition shown at \_\_\_\_\_ EXCEEDS 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 operation.
- (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", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *George W. Suganoff* Noted and Approved: \_\_\_\_\_  
 Fire Prevention Bureau  
 Special Inspection Division

JK /mb/cm

INTER-OFFICE CORRESPONDENCE

William Hackett-Chairman  
 Board of Appeals  
 TO: \_\_\_\_\_ Date: September 22, 1981  
 CC: Nick Commodari  
 FROM: Charles E. Burnham  
 Cycle II - 1981  
 SUBJECT: Item #2 Zoning Advisory Committee Meeting - 9-14-81

Property Owner: J. Homer Weidemeyer  
 Location: NE/S Windsor Mill Road 150' N/W of Richwood Avenue  
 Existing Zoning: D.R. 5.5  
 Proposed Zoning: B-L

Acres: 1.97  
 District: 2nd

All future improvements shall be in compliance with the Baltimore County Building Code, the Handicapped Code of the State of Maryland and other applicable rules, regulations and codes.

No construction shall begin until the applicable permits have been obtained.

*Charles E. Burnham*  
 Charles E. Burnham  
 Plans Review, Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 22, 1981

Mr. Walter Reiter  
 Chairman, Board of Appeals  
 Baltimore County Office Building  
 1111 West Chesapeake Avenue  
 Towson, Maryland 21204

Zoning Cycle #11 - 1981  
 Meeting of 9/14/81

RE: Item No: 2  
 Property Owner: J. Homer Weidemeyer  
 Location: NE/S Windsor Mill Rd. 150' N/W of Richwood Avenue  
 Present Zoning: D.R. 5.5  
 Proposed Zoning: B-L  
 Acreage: 1.97  
 School Situation

School	Enrollment	Capacity	Over/Under
Elementary			
Junior High			
Senior High			

Comments: Would not result in an increase in student population and would not have an adverse effect on the educational system.

Student Yield With:	Existing Zoning	And	Proposed Zoning
Elementary			
Junior High			
Senior High			

Very truly yours,  
*William T. Hackett*  
 William T. Hackett, Assistant  
 Department of Planning

WNP/bp

494-3180

County Board of Appeals

Room 219, Court House  
 Towson, Maryland 21204  
 February 25, 1982

J. Homer Weidemeyer  
 7602 Windsor Mill Road  
 Randallstown, Md. 21207

Re: Item #2 - Case #R-82-181  
 Cycle II, J. Homer Weidemeyer

Dear Mr. Weidemeyer:

Your case has been assigned for hearing before the Board during the normal cycle period for reclassification petitions. Written and public notice of the date of the hearing has either been given or is in the process of publication.

The Board has been informed that there are presently pending in the Circuit Court for Baltimore County three separate suits, all of which directly question the validity of the adoption of the 1980 comprehensive zoning map by the County Council of Baltimore County. The suits to which we refer are:

Home Builders Assn. of Md., Inc., et al. v. Baltimore County, Md., et al - Circuit Court Equity #107047

Isaac A. Jones v. Baltimore County, Md., et al - Circuit Court Equity #106029

Shoppco Reisterstown Associates, et al v. Baltimore County, Md., et al - Circuit Court Equity #107318.

The Board, of course, is not involved in those suits and consequently will not be asked to express any opinion on the enactment question. However, we are concerned that the parties to the pending reclassification cases be made aware that there will probably be a judicial decision on the question sometime in the future, and if the Circuit Court should find that the maps were, in fact, improperly enacted, and that decision is affirmed by an appellate court, the various parties to reclassification cases might then be placed in the position of having expended time and money in the preparation and trial of their cases based on the comprehensive map which legally might not exist. The Board has, therefore, determined that it will afford each of the petitioners in the pending reclassification cases the opportunity to review the pending Circuit Court cases and make their individual determination as to whether they wish to proceed at this time to fully try their reclassification case or whether they would prefer not to take that risk and ask the Board for a continuance of their case without hearing until such time as there has been a definitive ruling by the courts on the question of the validity of the 1980 maps.

494-3180

County Board of Appeals

Room 219, Court House  
 Towson, Maryland 21204  
 February 25, 1982

J. Homer Weidemeyer  
 7602 Windsor Mill Road  
 Randallstown, Md. 21207

Re: Item #2 - Case #R-82-181  
 Cycle II, J. Homer Weidemeyer

Dear Mr. Weidemeyer:

It has been brought to our attention that we afforded the Petitioners in Cycle I reclassification cases the opportunity explained in the enclosed letter.

Since this option was selected by very few Petitioners in Cycle I, we are hopeful that this does not affect your case. If, however, you wish to elect this option, the Board will grant it but because of advertising and notification problems it will have to be done in open hearing.

Please advise this office of your decision.

Very truly yours,

*William T. Hackett*  
 William T. Hackett, Chairman

Mr. J. Homer Weidemeyer  
 7602 Windsor Mill Road  
 Randallstown, Maryland 21207

February 1, 1982

NOTICE OF HEARING

RE: Petition for Reclassification  
 NE/S Windsor Mill Rd., 150' NW of Richwood Road  
 Case #R-82-61

TIME: 10:00 A.M.

DATE: Thursday, March 4, 1982

PLACE: Room 218, Courthouse, Towson, Maryland

*William T. Hackett*  
 William T. Hackett, Chairman  
 County Board of Appeals

cc: John Hessian  
 Peoples Counsel

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
May 13, 1982

Mr. J. Homer Weidemeyer  
7602 Windsor Mill Rd.  
Randallstown, Md. 21207

Dear Mr. Weidemeyer: Re: Case No. R-82-181  
J. Homer Weidemeyer

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*Jane Holmen*  
Jane Holmen, Secretary

Encl.  
cc: W. E. Hammond  
J. E. Dyer  
N. E. Gerber  
J. G. Hoswell  
Board of Education  
J. Hession, Esq.

PETITION FOR RE-CLASSIFICATION  
2nd DISTRICT

ZONING: Petition for Re-classification  
LOCATION: Northeast side of Windsor Mill Road, 150 ft. Northwest of Richwood Road  
DATE & TIME: Thursday, March 4, 1982, at 10:00 A.M.  
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: D.R. 5.5  
Proposed Zoning: B.L.

All that parcel of land in the Second District of Baltimore County

Being the property of J. Homer Weidemeyer, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 4, 1982, at 10:00 A.M.  
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF  
WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

CARL L. GERHOLD  
PHILIP K. CROSS  
JOHN F. ETZEL  
WILLIAM G. ULRICH  
GORDON T. LANGDON

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
823-4470

PHENITUS  
PAUL G. DOLLEBERG  
FRED H. DOLLEBERG

August 31, 1981

Zoning Description

All that piece or parcel of land situate, lying and being in the Second Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the northeast side of Windsor Mill Road, distant north 54 degrees 53 minutes West 150 feet measured along the northeast side of Windsor Mill Road from the northwest side of Richwood Avenue, thence running and binding on the northeast side of Windsor Mill Road, north 54 degrees 53 minutes West 500 feet, thence leaving said Windsor Mill Road and following courses and distances viz: North 37 degrees 08 minutes East 147.72 feet, North 50 degrees 37 minutes West 14.61 feet and North 53 degrees 33 minutes East 20.08 feet, thence South 54 degrees 53 minutes East 530.78 feet and thence running and binding on the property lines of the petitioners herein, South 27 degrees 05 minutes West 170.10 feet to the place of beginning.

Containing 1.97 acres of land more or less.

Being the property of the Petitioners herein as shown on a plat filed with the zoning department.



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

March 5, 1982

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

Mr. J. Homer Weidemeyer  
7602 Windsor Mill Road  
Baltimore, Maryland 21207

RE: Petition for reclassification  
NE/s of Windsor Mill Road, 150' NW of  
Richwood Road  
Case #R-82-181

Dear Mr. Weidemeyer:

This is to advise that \$52.75 is due for the 2nd full page add of the cycle 2 billing. You have already been billed for the 1st full page add as well as for the individual posting and advertising of this property. All bills must be paid before an order is issued. This is your final bill.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as soon as possible.

Very truly yours,

*William E. Hammond*  
William E. Hammond  
Zoning Commissioner

WEH:klr

RECEIVED  
BALTIMORE COUNTY  
MAR 16 1 14 PM '82  
OFFICE OF PLANNING & ZONING  
BY: [Signature]



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

February 26, 1982

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

J. Homer Weidemeyer  
7602 Windsor Mill Road  
Randallstown, Maryland 21207

RE: Petition for Reclassification  
NE/s of Windsor Mill Rd., 150' NW of Richwood Rd.  
Case #R-82-181

Dear Mr. Weidemeyer:

This is to advise you that \$63.70 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,  
*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

January 18, 1982

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

Mr. J. Homer Weidemeyer  
7602 Windsor Mill Road  
Baltimore, Maryland 21207

RE: Petition for Re-classification  
NE/s Windsor Mill Rd., 150' NW of Richwood Ave.  
J. Homer Weidemeyer - Petitioner  
Cycle #2 - Item #2

Dear Mr. Weidemeyer:

This is to advise you that \$96.89 is due for the first advertising of the above property. Two additional bills will be forwarded to you in the near future. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,  
*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr

CARL L. GERHOLD  
PHILIP K. CROSS  
JOHN F. ETZEL  
WILLIAM G. ULRICH  
GORDON T. LANGDON

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
823-4470

PHENITUS  
PAUL G. DOLLEBERG  
FRED H. DOLLEBERG

December 1, 1981

Mr. Nicholas J. Commodari, Chairman  
Zoning Advisory Committee

Re: Item No. 2 Cycle No. II  
Petitioner - J. Homer Weidemeyer

Dear Mr. Commodari:

This is to state that the plats labeled as Illustration No. 1, Illustration No. 2 and Illustration No. 3 attached to the petition are for the purpose of clarification of the reasons for requesting the reclassification of the property.

The notes and bounds description and plat prepared by Gerhold, Cross and Etzel describes the area that is requested to be rezoned.

The area to be rezoned is 1.97 Acres as shown on said plat.

If you have any questions about this matter please call.

Very truly yours,

*John F. Etzel*  
John F. Etzel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William Hackett-Chairman  
Board of Appeals  
Date: September 22, 1981  
CC: Nick Commodari  
Charles E. Burnham  
Cycle II - 1981  
SUBJECT: Item #2 Zoning Advisory Committee Meeting - 9-11-81

Property Owner: J. Homer Weidemeyer  
Location: NE/s Windsor Mill Road 150' N/W of Richwood Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: B-L

Acres: 1.97  
District: 2nd

All future improvements shall be in compliance with the Baltimore County Building Code, the Handicapped Code of the State of Maryland and other applicable rules, regulations and codes.

No construction shall begin until the applicable permits have been obtained.

*Charles E. Burnham*  
Charles E. Burnham  
Plans Review, Chief

CEB:rrj

RECEIVED  
BALTIMORE COUNTY  
SEP 22 10 55 AM '81  
OFFICE OF PLANNING & ZONING



APPLICATION FOR RECLASSIFICATION OF ZONE

The Petitioner represents that the current zoning of the property as planned and established under the provisions of section 22-21 of the Baltimore County Code, 1978, as amended in the 1980 Comprehensive Zoning Map of Baltimore County, adopted March 20, 1980 is in error.

IMPORTANT EVALUATIVE FACTORS

1. Property owned by same family of taxpayers for 70 years.
2. Property previously zoned "BL" for more than 25 years.
3. Commercial identity of property cemented by construction of furniture store on corner of property many years ago.
4. County moratorium prevented further commercial development.
5. Unsightly side view of furniture store discourages and has discouraged any residential development in same block; rendering property useless now and in the future.
6. Downgrading of Zone from BL to DR 5.5 has reduced appraised value of land from \$250,000.00 to \$37,500.00.
7. Rapidly increasing Traffic Count . . . continuous commercialization on the west to Rolling Road . . . several blockmatal commercialization to the east . . . near at hand Industrial Park invalids DR5.5 Zone.
8. Petitioner has ownership in both affected properties.

For the sake of clarification the Petitioner has appended the following illustrations:

ILLUSTRATION NO. 1

This illustration shows current disposition and ownership of affected properties.

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This illustration provides drawing and description required by County.

APPLICATION FOR RECLASSIFICATION OF ZONE PAGE 2

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Finally, the Petitioner points to the continuing change occurring near subject property . . . intensified commercial development . . . intensified industrialization . . . on Windsor Mill Road and in the Security Industrial Park . . . only one block away; all downgrading residential utilization now and in the future. This Petition dated at Towson, Maryland, 21204, this 27th day of August in the year 1981.

*J. Homer Weidemyer*  
J. Homer Weidemyer, Owner & Agent

**LEGAL**  
PETITION FOR RECLASSIFICATION  
2nd DISTRICT

**CERTIFICATE OF PUBLICATION**  
A 3667

Pikesville, Md., Feb. 10 1982

TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore Maryland before the 4th day of March 19 82

publication appearing on the th day of Feb. 19 82

publication appearing on the day of 19

publication appearing on the day of 19

THE NORTHWEST STAR  
Manager  
Cost of Advertisement \$39.20

**PETITION FOR RECLASSIFICATION**  
2nd DISTRICT

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 11, 1982

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 one time before the 25th day of March, 1982, the first publication appearing on the 11th day of February 19 82.

THE JEFFERSONIAN  
Manager

Cost of Advertisement, \$

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland R-82-181

District 2nd  
Posted for: Reclassification Date of Posting 2-14-82

Petitioner: J. Homer Weidemyer

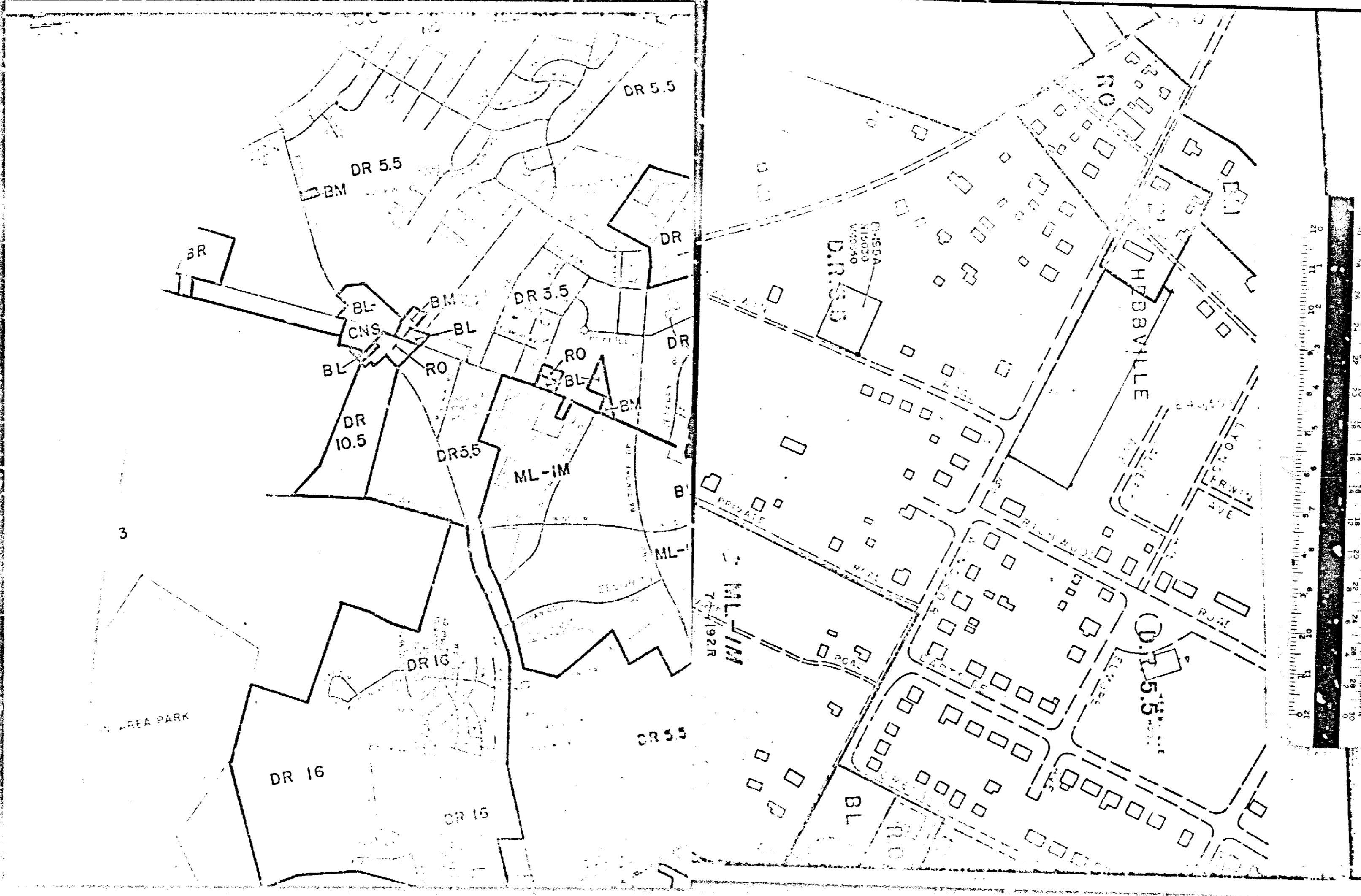
Location of property: NE/S Windsor Mill Road, 150' NW of Richmond Road

Location of Signs: North side of Windsor Mill Road approx. 300' west of Richmond Road

Remarks:

Posted by: S. J. Oster Date of return: 2-26-82

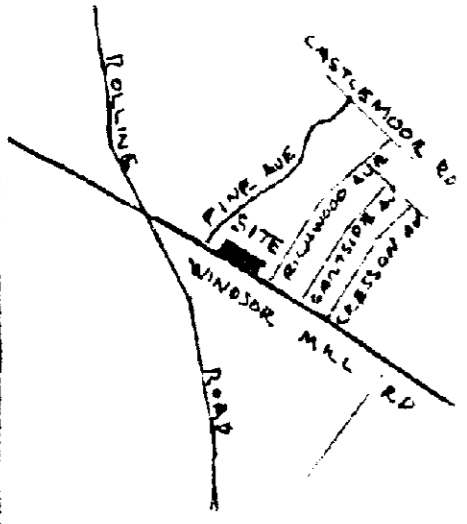
Number of Signs: 1



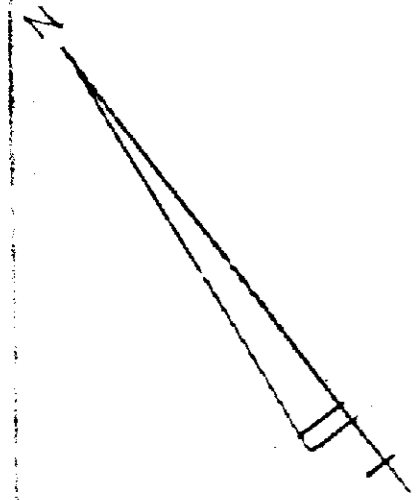
<p>BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT</p> <p>No. 104545</p> <p>DATE: 2/1/82 ACCOUNT: 01-662</p> <p>AMOUNT: \$50.00</p> <p>RECEIVED FROM: J. Homer Weidemyer FOR: Filing fee for Case #R-82-181</p> <p>VALIDATION OR SIGNATURE OF CASHIER: [Signature]</p>	<p>BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT</p> <p>No. 105733</p> <p>DATE: 3/5/82 ACCOUNT: 01-662</p> <p>AMOUNT: \$63.70</p> <p>RECEIVED FROM: J. Homer Weidemyer FOR: Posting &amp; Advertising of Case #R-82-181</p> <p>VALIDATION OR SIGNATURE OF CASHIER: [Signature]</p>
<p>BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT</p> <p>No. 104567</p> <p>DATE: 2/16/82 ACCOUNT: 01-662</p> <p>AMOUNT: \$96.89</p> <p>RECEIVED FROM: J. H. Weidemyer FOR: 1st full page add for Case #R-82-182</p> <p>VALIDATION OR SIGNATURE OF CASHIER: [Signature]</p>	<p>BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT</p> <p>No. 105754</p> <p>DATE: 3/16/82 ACCOUNT: 01-662</p> <p>AMOUNT: \$52.75</p> <p>RECEIVED FROM: J. H. Weidemyer FOR: 2nd full page add for Case #R-82-181</p> <p>VALIDATION OR SIGNATURE OF CASHIER: [Signature]</p>



VICINITY SKETCH



SCALE 1" = 2000'



J. H. WEIDEMEYER  
ZONED DR 55

S 54° 52' E 538.78'

J. H. WEIDEMEYER  
0.41 AC  
DR 55

N 50° 31' W 477.95'  
PROPERTY LINE

ESTATE OF M. F. WEIDEMEYER  
1.48 ACRES DR 55

BEGINNING

N 53° 33' E  
21.08'

44.61'

N 50° 37' W

N 37° 05' E 147.72'

ZONED BL.

ZONED BL.

HERCHE'S  
FURNITURE

141.50'

1167' 17.10'

S 37° 50' 17.00'

ZONED DR 5.5  
*Dwellings*

RICHWOOD AVENUE

WINDSOR MILL ROAD

N 54° 53' W 500'

150'

ZONED RD / ZONED DR 55

ZONED DR 5.5

EXISTING ZONING DR 5.5  
PROPOSED ZONING BL

PLAT FILED WITH ZONING PETITION  
OF PROPERTY LOCATED IN 2ND DISTRICT  
BALTIMORE COUNTY - MARYLAND  
AREA OF LAND REQUESTED TO BE RECLASSIFIED = 1.97 ACRES

*Dwellings*

*DR 5.5 zoning  
Dwellings*



SCALE 1" = 60' AUGUST 29, 1961  
GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 Delaware Avenue  
TOWSON, MARYLAND 21204

