

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SW/4 Windsor Mill Rd., 170 ft. * ZONING COMMISSIONER
SE of Featherbed Lane * OF BALTIMORE COUNTY
6745 Windsor Mill Road *
2nd Election District * Case No. 92-76-A
2nd Councilmanic District *
Jerome Bray, et al *
Petitioners *
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Sections 1802.3.C.1 and 402 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Zoning Policy (S-10.C), to permit a 0 ft. right-of-way setback for the existing dwelling in lieu of the required 25 ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners, Jerome Bray and Home Construction Co., Inc., by Edwin Shapiro, Esquire, appeared. Also appearing and testifying in support of the Petition was William Monk, a Land Use Planner. There were no Protestants.

Evidence presented at the hearing established that the Petitioners purchased the subject site in 1990. The total area of the property is 1.56 acres. An area of .36 acres zoned R.O. is located in the front of the site immediately abutting Windsor Mill Road. Within this R.O. acreage is an existing dwelling which houses two apartments, as a permitted use within the zoning classification.

The balance of the property of 1.20 acres lies to the rear of the lot and is zoned D.R.5.5. The Petitioners are desirous of subdividing the D.R.5.5 acreage so as to create two residential lots. This proposed subdivision is permitted as a matter of right and is actually less than the density permitted under law.

In order to complete the proposed subdivision, the Petitioners must dedicate a .128 acre (+/-) strip along Windsor Mill Road for a right of way to be used for highway widening. Testimony established that it is not contemplated that the roadway will be widened to that extent. However, Baltimore County's practice and policy requires that such a dedication be made. Further, no improvements or expansion of the existing dwelling will take place.

As a result of the dedication of the .128 acre (+/-) strip along Windsor Mill Road, the front property line will be relocated to a point as shown on the plat, Petitioners' Exhibit No. 1, where same will transect the front steps of the dwelling. Therefore, a variance from the front yard setback requirements is requested.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

-2-

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good. Further, significant practical difficulty will be imposed upon the Petitioner/-property owner, in that it would be necessary for him to relocate the long existing dwelling in order to insure compliance. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. Certainly, the variance is appropriate and justified in this instance.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of Oct, 1991 that a variance from Sections 1802.3.C.1 and 402 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Zoning Policy (S-10.C) to permit a 0 ft. right-of-way setback for the existing dwelling, in lieu of the required 25 ft., in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887.3353

October 21, 1991

Edwin Shapiro, Esquire
28 Allegheny Avenue
Suite 701
Towson, Maryland 21204

RE: Petition for Zoning Variance
Case No. 92-76-A

Dear Mr. Shapiro:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-1391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
att.
cc: Peoples Counsel
cc: Jerome Bray
cc: John G. Gilbert
cc: William Monk



Petition for Variance

to the Zoning Commissioner 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 for a Variance from Section 1802.3.C.1, 402 AND ZONING POLICY (S-10.C) TO PERMIT A ZERO FOOT STREET RIGHT OF WAY SETBACK FOR THE EXISTING DWELLING IN LIEU OF THE REQUIRED 25 FEET.

THE EXISTING DWELLING WILL NOT CONFORM TO FRONT YARD SETBACK WHICH IS 25 FEET. THE DWELLING HAS EXISTED IN PLACE FOR APPROX. 75 YEARS AND SHOULD NOT BE MOVED. THEREFORE A 3.4 FEET SETBACK FROM FUTURE RIGHT-OF-WAY (60') IS BOTH REQUESTED AND REQUIRED. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance 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/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

J. Robert Haynes

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

JEROME BRAY

(Type or Print Name)

Signature

Address

City and State

Home, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Home, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Home, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Home, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Home, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Home, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Home, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

C. B. Miller Associates, Inc.

Registered Land Surveyors

13054 Tarragon Road

Reisterstown, Maryland 21136

(301) 833-5905 / FAX (301) 833-7409

C. Brooke Miller, R.P.L.S.

92-76-A

ZONING DESCRIPTION

Beginning at a point in the center of Windsor Mill Road southeasterly 170' ± from the centerline intersection of Featherbed Lane and Windsor Mill road, thence running with the centerline of Windsor Mill Road as now surveyed;

- 1) South 47 degrees 51 minutes 11 seconds East, 190.08 feet to a point, thence leaving said centerline and running the following two courses and distances
- 2) South 43 degrees 56 minutes 47 seconds West, 29.94 feet to an Iron Pin Found on the future 60' right of way line of Windsor Mill Road, thence
- 3) South 43 degrees 56 minutes 47 seconds West, 462.56 feet passing over an iron pin found at the common corner of Charles Euler and Lewis C. Yingling to an iron pipe found at the corner of Yingling and Featherbed Lane Apartments, thence
- 4) North 34 degrees 10 minutes 19 seconds West, 97.45 feet passing over an iron pipe found at the corner of Featherbed Lane Apartments and Featherbed Terrace, thence
- 5) North 32 degrees 28 minutes 45 seconds East, 475.97 feet passing over an iron pipe found at the common corner of Featherbed Terrace and The Southland Corporation to the place of beginning. Containing 1.562 acres of Land more or less. Known as 6745 Windsor Mill Road and located in the second election district.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: West Date of Posting: 9-22-91
Posted for: Jerome Bray, et al
Petitioner: Jerome Bray, et al
Location of property: SW/4 Windsor Mill Road, 170' SE of Featherbed Lane, 6745 Windsor Mill Road
Location of Sign: SW/4 Windsor Mill Road, 170' SE of Featherbed Lane
Remarks: For info. only
Posted by: J. B. Miller Date of return: 9-22-91
Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 2:00 p.m.

Case Number: 92-76-A
SW/4 Windsor Mill Road, 170' SE of Featherbed Lane, 6745 Windsor Mill Road
2nd Election District
2nd Councilmanic District
Jerome Bray, et al
Hearing Date: Wednesday, Oct. 16, 1991 at 2:00 p.m.

Variance to permit a zero foot street right-of-way setback for the existing dwelling in lieu of the required 25 feet.
Zoning Commissioner of Baltimore County
OMT/09078 September 12

CERTIFICATE OF PUBLICATION

TOWSON, MD., 19

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 19

THE JEFFERSONIAN,

S. Zeke Miller
Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 2:00 p.m.

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TOWSON, MD., 19

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 19

OWINGS MILLS TIMES,

S. Zeke Miller
Publisher

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001-6150
Number:

Date:

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Please Make Check Payable To: Baltimore County
BA 002738PM08-1, -01 \$35.00

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001-6150
Number:

Date:

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Cashier Validator

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE:

Jerome Bray
2021 Pleasant Villa Avenue
Baltimore, MD 21228

RE:
CASE NUMBER: 92-76-A
SW/S Windsor Mill Road, 170' SE of Featherbed Lane
6745 Windsor Mill Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Jerome Bray, et al
HEARING: WEDNESDAY, OCTOBER 16, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 35.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONERS
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

ADJUT 23, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-76-A
SW/S Windsor Mill Road, 170' SE of Featherbed Lane
6745 Windsor Mill Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Jerome Bray, et al
HEARING: WEDNESDAY, OCTOBER 16, 1991 at 2:00 p.m.

Variance to permit a zero foot street right-of-way setback for the existing dwelling in lieu of the required 25 feet.

J. Robert Hines
Zoning Commissioner of
Baltimore County

cc: Jerome Bray

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

October 1, 1991

Mr. Jerome Bray
2021 Pleasant Villa Avenue
Baltimore, MD 21228

RE: Item No. 74, Case No. 92-76-A
Petitioner: Jerome Bray
Petition for Variance

Dear Mr. Bray:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
13th day of August, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Jerome Bray
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 13, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: HELBING Property, Item No. 53
Smith Property, Item No. 64
McClure Property, Item No. 65
Boehnlein Property, Item No. 66
Mark Property, Item No. 68
Buie Property, Item No. 69
Pulaski Property, Item No. 70
Wollschlager Property, Item No. 72
Bray Property, Item No. 74
Graves Property, Item No. 75
Sylvia Property, Item No. 76
Long Property, Item No. 78
Pearl Property, Item No. 79
Casey Property, Item No. 80
Edwards Property, Item No. 81
Tyson Property, Item No. 85
Skidmore Property, Item No. 88
Williams Property, Item No. 89
Restivo Property, Item No. 90
Didier Property, Item No. 97
Wesolowski Property, Item No. 102
Griffin Property, Item No. 103
Burgwin Property, Item No. 104
Ghent Property, Item No. 110
Lingg Property, Item No. 111
Bates Property, Item No. 112
Bond Property, Item No. 115

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn
ITEM47/TXTROZ

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-1500

SEPTEMBER 16, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JEROME BRAY
Location: #6745 WINDSOR MILL ROAD
Item No.: 74 Hearing Agenda: AUGUST 27, 1991

Gentlemen:

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

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", 1988 edition prior to occupancy.

REVIEWER: *James E. Dyer* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

September 27, 1991

TO: ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: RICHARD F. SEIM, PLANS REVIEW CHIEF,
DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 74
PROPERTY OWNER: Jerome Bray, et al

LOCATION: SW/S Windsor Mill Road, 170' SE of
Featherbed Lane (#6745 Windsor Mill Road)
ELECTION DISTRICT: 2nd
COUNCILMANIC DISTRICT: 2nd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

() PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

() PARKING LOCATION () RAMPS (degree slope)
() NUMBER PARKING SPACES () CURB CUTS
() BUILDING ACCESS () SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

() A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0 COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).

() OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY COUNCIL BILL #192-90 EFFECTIVE 1/13/91

PAITIMOR COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 1, 1991
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for August 27, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 53, 62, 64, 65, 66, 69, 70, 71, 72, 75, 76, 77, 79, 79 and 80.

For Item 67, this site must be submitted through the minor subdivision process for review and comments.

For Item 69, if maintenance or repair is required on the existing 15-inch drain along the east property line, Baltimore County may require the removal of the car port at the owner's expense.

For Item 74, this site is subject to the previous minor subdivision comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., A.S.T.
Developers Engineering Division

RWB:la

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: October 1, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famill
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 27, 1991

This office has no comments for item numbers 53, 64, 65, 66, 67, 68, 69, 70, 71, 74, 75, 76, 77, 78, 79 and 80.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/lvd

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
JEROME BRAY	3031 PLEASANT VIEW RD BALTIMORE, MD 21238
John Gilbert + Home Const Co	6977 Rockledge Rd Baltimore, MD 21209
Edwin Shapiro, Esq.	13465 Chesapeake Ave Towson, MD 21204
BILL MONK	100 W. PENNSYLVANIA AVE SUITE 305 TOWSON, MD 21204

CASE NUMBER

92-76-A

PETITIONER'S EXHIBIT #



Baltimore County Government
Department of Public Works

111 West Chesapeake Avenue
Towson, MD 21204

April 10, 1991

William Monk, Inc.
Campbell Building
100 W. Pennsylvania Avenue
Suite 305
Towson, Maryland 21204

Re: Windsor Inn

Dear Mr. Monk:

Our office has reviewed your waiver request dated April 1, 1991. We find that your request for waiver of the 40-foot paving section is approved consistent with the site plan which was attached to your letter. However, your request for a reduced right-of-way width must be denied.

My office has contacted the Zoning Office to discuss the impact of this right-of-way requirement on your project. We understand that other zoning issues are being addressed under Case No. 91-246, and we suggest that you contact the Zoning Office to include this right-of-way issue with that case. By copy of this letter, I am advising the Deputy Zoning Commissioner of my Department's support in favor of your variance request relative to this issue.

If there are questions, please feel free to contact my office.

Very truly yours,

Gene L. Neff
Gene L. Neff, P.E.
Director of Public Works

GLN:DLT:jha

cc: A. McLaughlin-Nastarowicz
C. Richards
F. Fisher/E. Johnson
R. E. Covahey
File

PETITIONER'S
EXHIBIT No 7

BEFORE THE * JEROME BRAY
BALTIMORE COUNTY * and
ZONING COMMISSIONER * JOHN GILBERT
* Petitioners
* Case #92-76A

MEMORANDUM IN SUPPORT

The Petitioners in this matter are represented by Edwin Shapiro, Esquire, 28 W. Allegheny Avenue, Suite 701, Towson, Maryland 21204. The Petition for Variance is supported by the expert testimony of William Monk.

The facts in this matter are that the Petitioners purchased the subject site in 1990. The front of the property facing Windsor Mill Road is zoned R.O. The remaining larger tract (containing more than one acre) is located to the rear and is zoned D.R. 5.5. The Petitioners have decided to subdivide the rear D.R. 5.5 zoned portion from the existing R.O. portion of the property to create two (2) residential lots. Both subdivisions are permitted as a matter of right. The overall density resulting from the subdivisions will be less than one-half that permitted as a matter of law.

PETITIONER'S
EXHIBIT No 2

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

6745 WINDSOR MILL ROAD



PETITIONER'S
EXHIBIT No 1

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WINDSOR MILL ROAD



VIEW LOOKING
WEST

PETITIONER'S
EXHIBIT No 6

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WINDSOR MILL ROAD

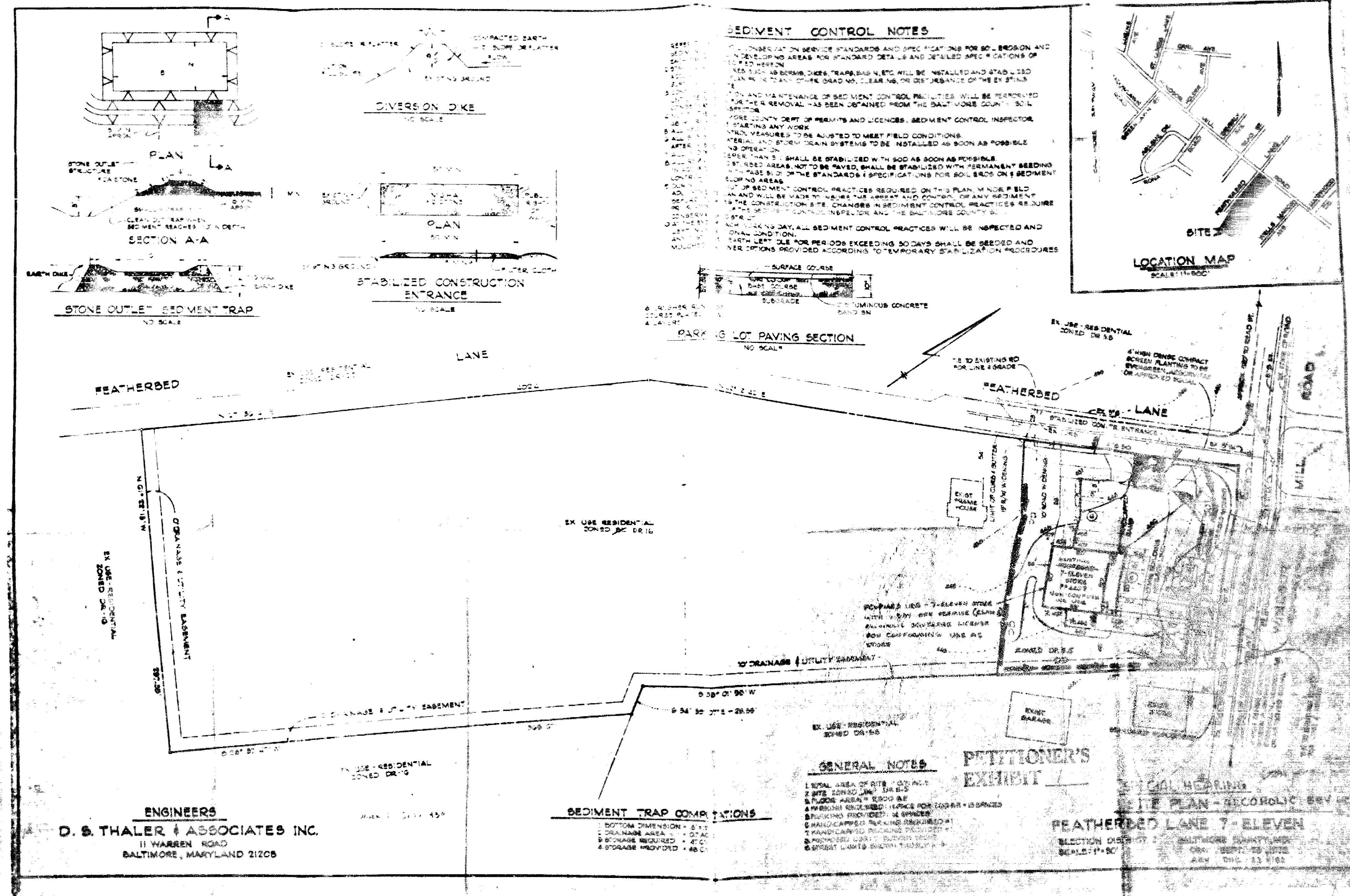


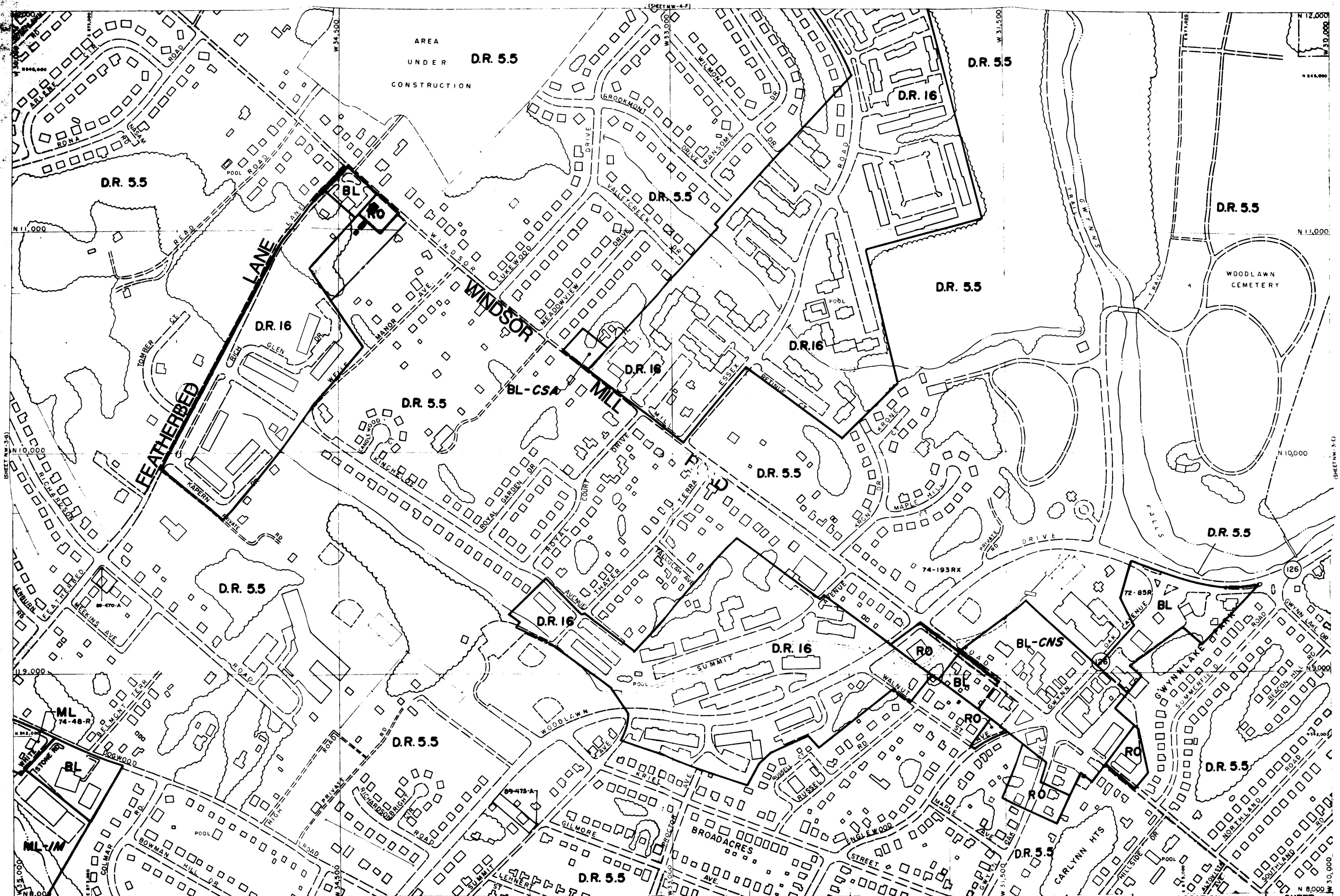
VIEW LOOKING EAST



EXHIBIT A-6

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
SUITE 300
TOWSON, MD 21204
301-434-8901





1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 13, 1988
 Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
 THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY SUBART-HORN, INC. BALTIMORE, MD. 21210

[Signature]
 Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION WOODLAWN	SHEET N.W. 3-F
DATE OF PHOTOGRAPHY JANUARY 1986		

PETITIONER'S EXHIBIT No 5