

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
 NE/S Windsor Mill Road, 270' SE \* DEPUTY ZONING COMMISSIONER  
 of the c/l of Meadowview Drive \* OF BALTIMORE COUNTY  
 (6712 Windsor Mill Road) \* Case No. 95-175-X  
 2nd Election District \*  
 2nd Councilmanic District \*  
 Lobar Corporation \*  
 Petitioner \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 6712 Windsor Mill Road, located in the vicinity of Woodlawn in northwestern Baltimore County. The Petition was filed by the owner of the property, Lobar Corporation, and the Contract Lessee, J & D Auto Repair, Inc., through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners seek a special exception for a service garage, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), and a modification of the previously approved site plan in Case No. 70-158-SPH to permit the elimination of fuel service operations and a previous nonconforming service station use. The subject property and relief sought are more particularly described on the site plan submitted and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Michele Blank for Lobar Corporation, property owner, John M. Kraft for J & D Auto Repair, Inc., Contract Lessee, William P. Monk, Land Planning Consultant, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of .401 acres, more or less, zoned B.L.-A.S., and is improved with a 1.5 story brick and frame building containing three

95-175-SPH  
 1/23/96  
 [Handwritten signature/initials]

MICROFILMED

service bays. The proffered testimony by Mr. Alderman revealed that a service garage has existed on the subject property since 1936. For the past nine years, John Kraft has operated J & D Auto Repair, Inc. from the subject building. His business entails automotive service and repairs, only, and does not include the sale of gasoline. In December, 1993, Mr. Kraft removed the underground gasoline storage tanks and pump islands from the subject site. Testimony indicated that he does not intend to ever sell gasoline from the premises. Therefore, the special exception relief sought herein is to permit a modification of the previously approved site plan to eliminate the gasoline storage tanks and pump islands from the plan and to affirm the service garage use for Mr. Kraft's business. Testimony demonstrated that the three service bays are located on the rear side of the existing building, and as such, are screened from the public's view thereby providing a more attractive appearance. In addition, the Petitioner has installed an 8-foot tall wood stockade fence around the perimeter of the site to screen automobiles from view. Testimony indicated the Petitioner intends to extend this fence and install a second gate so that vehicles can be moved in and out of the storage area on the property and still be screened from public view. The Petitioner has agreed to maintain the fence in good condition and to repair same as needed. Furthermore, the Petitioner has agreed to plant two additional trees along Windsor Mill Road to assist in the streetscape of Windsor Mill Road and has agreed that no temporary signs will be erected on the site.

It is clear that the B.C.Z.R. permits the use proposed in a B.L.-A.S. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore,

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12/20/94  
[Signature]

[Faint illegible text]

it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. In fact, the Petitioner has shown that the use of the property as an automotive service garage, without the sale of gasoline, has been conducted without any detriment to the neighborhood for the past nine years. The facts and circumstances do not show that the use of the subject property as shown on Petitioner's Exhibit 1, would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22<sup>nd</sup> day of December, 1994 that the Petition for Special Exception for a service garage, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), and a modification of the previously approved site plan in Case No. 70-158-SPH to permit the elimination of fuel service operations and a previous nonconforming service station use, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such

COPIES DESTROYED IN FIRE  
DATE: 12/10/94  
BY: [Signature]

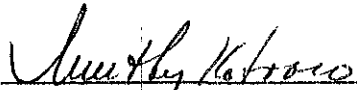
time as the 30-day appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The Petitioner shall plant two additional trees along Windsor Mill Road, in accordance with the landscape plan submitted and marked herein as Petitioner's Exhibit 4.

3) The Petitioner shall be prohibited from erecting any temporary signs on the subject property.

4) The Petitioner shall regularly maintain the stockade fence in good condition and make repairs as needed.

5) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

RECEIVED FOR FILING  
Date 12/20/04  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

December 22, 1994

Howard L. Alderman, Jr., Esquire  
305 W. Chesapeake Avenue, Suite 113  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
NE/S Windsor Mill Road, 270' SE of the c/l of Meadowview Drive  
(6712 Windsor Mill Road)  
2nd Election District - 2nd Councilmanic District  
Lobar Corporation - Petitioner  
Case No. 95-175-X

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. William P. Monk  
222 Bosley Avenue, Suite B-7, Towson, Md. 21204

Mr. John M. Kraft  
6712 Windsor Mill Road, Baltimore, Md. 21207

People's Counsel

~~File~~

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# Petition for Special Exception

95-175-X

## to the Zoning Commissioner of Baltimore County

for the property located at

6712 Windsor Mill Road

which is presently zoned BL-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

SEE ATTACHED

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.

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.

Owner/Lessee

J & D Auto Repair, Inc.

(Type or Print Name)

By:

Signature

*John M. Kraft, Jr.*

6712 Windsor Mill Road

Address

Baltimore, MD 21207

City

State

Zipcode

Attorney for Petitioner:

Howard L. Alderman, Jr.

Signature

*Howard L. Alderman, Jr.*

LEVIN & GANN, P.A.  
305 West Chesapeake Avenue  
Suite 113  
Towson, Maryland 21204

Attorney's Phone No.: (410) 321-0600

Legal Owner(s):

Lobar Corporation

(Type or Print Name)

By:

Signature

*[Signature]* PRESIDENT

(Type or Print Name)

Signature

P. O. Box 15091

581-0026

Address

Phone No.

Baltimore, MD 21208

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Howard L. Alderman, Jr., Esquire  
LEVIN & GANN, P.A.  
305 West Chesapeake Avenue, Suite 113  
Towson, Maryland 21204  
Tel.: (410) 321-0600

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

170

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED



95-175-X

**Continuation Sheet: PETITION FOR SPECIAL EXCEPTION**

**6712 WINDSOR MILL ROAD**

**OWNER: LOBAR CORPORATION  
P.O. BOX 15091  
BALTIMORE, MD 21208**

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**SPECIAL EXCEPTION:** For a Service Garage, pursuant to BCZR Section 230.13 located within the boundaries of the previously approved site plan and improvements shown thereon and the affirmation of the site plan approvals in Case No. 70-158-SPH, and the elimination of fuel service operations and previous non-conforming service station use.

APPROVED

170

**ZONING DESCRIPTION  
6712 WINDSOR MILL ROAD  
BALTIMORE COUNTY, MARYLAND  
2ND ELECTION DISTRICT**

95-175-X

Beginning for the same at a point on the northeast side of Windsor Mill Road, 30 feet wide, said point being 270 feet southeast of the centerline of Meadowview Drive, thence leaving said Windsor Mill Road and running north 41 degrees 0 minutes east 137 feet; thence south 52 degrees 23 minutes east 136.70 feet; thence south 41 degrees 0 minutes west 137 feet to said northeast side of Windsor Mill Road, thence binding on said northeast side of Windsor Mill Road north 52 degrees 23 minutes west 136.70 feet to the place of beginning.

containing .354 acres of land, more or less.





**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-175-X

District: 2nd

Date of Posting: 11/10/94

Posted for: Special Exception

Petitioner: J. & D. Auto Repair & Labor Corp.

Location of property: 6712 Windsor Mill Rd., NE/S

Location of Signs: Facing roadway, on property being zoned

Remarks: \_\_\_\_\_

Posted by: \_\_\_\_\_

Signature

Date of return: 11/18/94

Number of Signs: 1

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**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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-175-X  
(Item 170)  
6712 Windsor Mill Road  
NES Windsor Mill Road,  
270' SE of c/l Meadowview  
Drive  
2nd Election District  
2nd Councilmanic  
Legal Owner(s):  
Lobar Corporation  
Lessee:  
J & D Auto Repair, Inc.  
Hearing: Wednesday,  
December 7, 1994 at  
9:00 a.m. in Rm. 118, Old  
Courthouse.

Special Exception for a service garage located within the boundaries of the previously approved site plan and improvements shown thereon and the affirmation of the site plan approvals in Case No. 70-158-SPH, and the elimination of fuel service operations and previous non-conforming service station use.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handi-  
capped Accessible; for special ac-  
commodations Please Call  
887-3353.

(2) For information concern-  
ing the File and/or Hearing, Please  
Call 887-3391.

11/207 Nov 17.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD.,

Nov. 18, 1994

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 1 successive weeks, the first publication appearing on Nov. 17, 1994

**THE JEFFERSONIAN,**

*A. Henrichson*

LEGAL AD. - TOWSON

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Baltimore County  
 Zoning Administration &  
 Development Management  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

receipt

95-175-X

Account: R-001-6150

Number

170

Date 3 Nov 94

Lobar Corp - 6712 Windsor Mill Rd

CAM

050 - 300

080 - 35

\$335.00

Violation C-94-697

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HTACLH003140010000  
 RA 00014001 03-94

\$335.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 170

Petitioner: Lobac Corp

Location: 6712 Windsor Hill Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Howard L Alderman, Jr. Esq. Levin & Gann,

ADDRESS: 305 West Chesapeake Ave, Ste 113 PA  
TOWSON MD 21204

PHONE NUMBER: 321-0000

AJ:ggg

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(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY  
November 17, 1994 Issue - Jeffersonian

Please forward billing to:

Howard Alderman, Esq.  
Levin & Gann  
305 W Chesapeake Avenue #113  
Towson, MD 21204  
321-0600

---

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-175-X (Item 170)  
6712 Windsor Mill Road  
NES Windsor Mill Road, 270' SE of c/l Meadowview Drive  
2nd Election District - 2nd Councilmanic  
Legal Owner(s): Lobar Corporation  
Lessee: J & D Auto Repair, Inc.  
HEARING: WEDNESDAY, NOVEMBER 7, 1994 at 9:00 a.m. Rm. 118, Courthouse.

Special Exception for a service garage located within the boundaries of the previously approved site plan and improvements shown thereon and the affirmation of the site plan approvals in Case No. 70-158-SPH, and the elimination of of fuel service operations and previous non-conforming service station use.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

NOV 17 1994

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

November 10, 1994

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-175-X (Item 170)  
6712 Windsor Mill Road  
NES Windsor Mill Road, 270' SE of c/l Meadowview Drive  
2nd Election District - 2nd Councilmanic  
Legal Owner(s): Lobar Corporation  
Lessee: J & D Auto Repair, Inc.  
HEARING: WEDNESDAY, DECEMBER 7, 1994 at 9:00 a.m. Rm. 118, Courthouse.

Special Exception for a service garage located within the boundaries of the previously approved site plan and improvements shown thereon and the affirmation of the site plan approvals in Case No. 70-158-SPH, and the elimination of of fuel service operations and previous non-conforming service station use.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: Lobar Corporation  
J & D Auto Repair, Inc.  
Howard L. Alderman, Jr., Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Howard L. Alderman, Jr.  
Levin & Gann, P.A.  
305 West Chesapeake Ave., Suite 113  
Towson, Maryland 21204

DEC. 07 1994

RE: Item Number: 170  
Case Number: 95-175-X  
Petitioner: J & D Auto Repair, Inc.

Dear Mr. Alderman, Jr.:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Zoning Administration and Development Management (ZADM), Development Control, on November 03, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce N. Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jnw  
Enclosure(s)

RECORDED  
DEC 14 1994



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director                      DATE: Nov. 21, 1994  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for November 21, 1994  
Item No. 170

The Developers Engineering Section has reviewed the subject zoning item. This site should comply with the Landscape Manual to the extent possible.

RWB:sw

*11/21/94*



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: November 18, 1994

SUBJECT: 6712 Windsor Mill Rd.

INFORMATION:

Item Number:           Item No. 170  
Petitioner:            Lobar Corporation  
Property Size:         .401 acres  
Zoning:                B.L.-A.S.  
Requested Action:     Special Exception  
Hearing Date:             /    /

SUMMARY OF RECOMMENDATIONS:

Staff has met with the applicant's representatives to discuss the subject request, and as result of that meeting staff recommends the applicant's request be granted subject to the following agreed upon conditions:

- Street frontage along Windsor Mill Rd. should be improved with landscaping;
- No temporary signs shall be erected on site; and
- The existing and proposed fence should be maintained in good condition.

Prepared by: Jeffrey W. [Signature]

Division Chief: Gary L. Kerns [Signature]

PK/JL

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 11/16/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP 1105

RE: Property Owner: LOVAR CORPORATION

LOCATION: NE/3 WINDSOR MILL RD., 270' SE OF CENTERLINE HEADQUARTER DR.  
(6712 WINDSOR HILL RD.)

Item No.: 170

Zoning Agenda: SPECIAL EXCEPTION

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.

1. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

RECEIVED

NOV 17 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, RS-11021

cc: File

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BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 11/21/94

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 11/14/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

164

166

167

169

170

171

LS:sp

LETTY2/DEPRM/TXTSBP

NOV 21 1994



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

11-14-94

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
ATTENTION: MS. JOYCE WATSON  
Dear Ms. Winiarski:

Re: Baltimore County  
Item No.: +170 (CAM)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

for ~~RONALD BURNS~~  
~~David Ramsey~~, Acting Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

NOV 15 1994

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: November 3, 1994  
TO: Gwen Stevens  
Development Control  
FROM: James H. Thompson  
Zoning Enforcement  
RE: Item No. 170  
6712 Windsor Mill Road

Please be advised that the above subject petition is subject to an active violation, Case No. C-94-677.

When this matter is scheduled for a public hearing, please notify:

Mr. Charles Connelly  
6721 Valley Creek Drive  
Baltimore, Maryland 21207

Finally, the file folder will be maintained in the open docket pending the scheduled petition hearing.

JHT/hek

*Note: Copy of 12/ hearing date since mailed 11/10/94*


BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner

DATE: November 04, 1994

FROM: Kate A. Milton

RE: Item 170 

Please be advised that John Lewis and I indicated to the petitioner that the side yard setback was deficient (should be 25').

The applicant chose not to apply for a variance, but chose to incorporate the request within the "Affirmation of the Site Plan" statement found in the wording of the Special Exception Request.

This office has always held that a change in use negates any nonconforming status (including setbacks) and that all area and setback deficiencies be varianced at the time of the change. We also feel that even if the petitioner chose not to apply for the variances the request for affirmation should have been a special hearing.

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RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
6712 Windsor Mill Road, NES Windsor Mill	*	ZONING COMMISSIONER
Road, 270' SE of c/l Meadowview Drive	*	OF BALTIMORE COUNTY
2nd Election Dist., 2nd Councilmanic	*	CASE NO. 95-175-X
Lobar Corporation	*	
Petitioner	*	
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
 \_\_\_\_\_  
 PETER MAX ZIMMERMAN  
 People's Counsel for Baltimore County

*Carole S. Demilio*  
 \_\_\_\_\_  
 CAROLE S. DEMILIO  
 Deputy People's Counsel  
 Room 47, Courthouse  
 400 Washington Avenue  
 Towson, MD 21204  
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of November, 1994, a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esquire, Levin & Gann, P.A., 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioner.

*Peter Max Zimmerman*  
 \_\_\_\_\_  
 PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

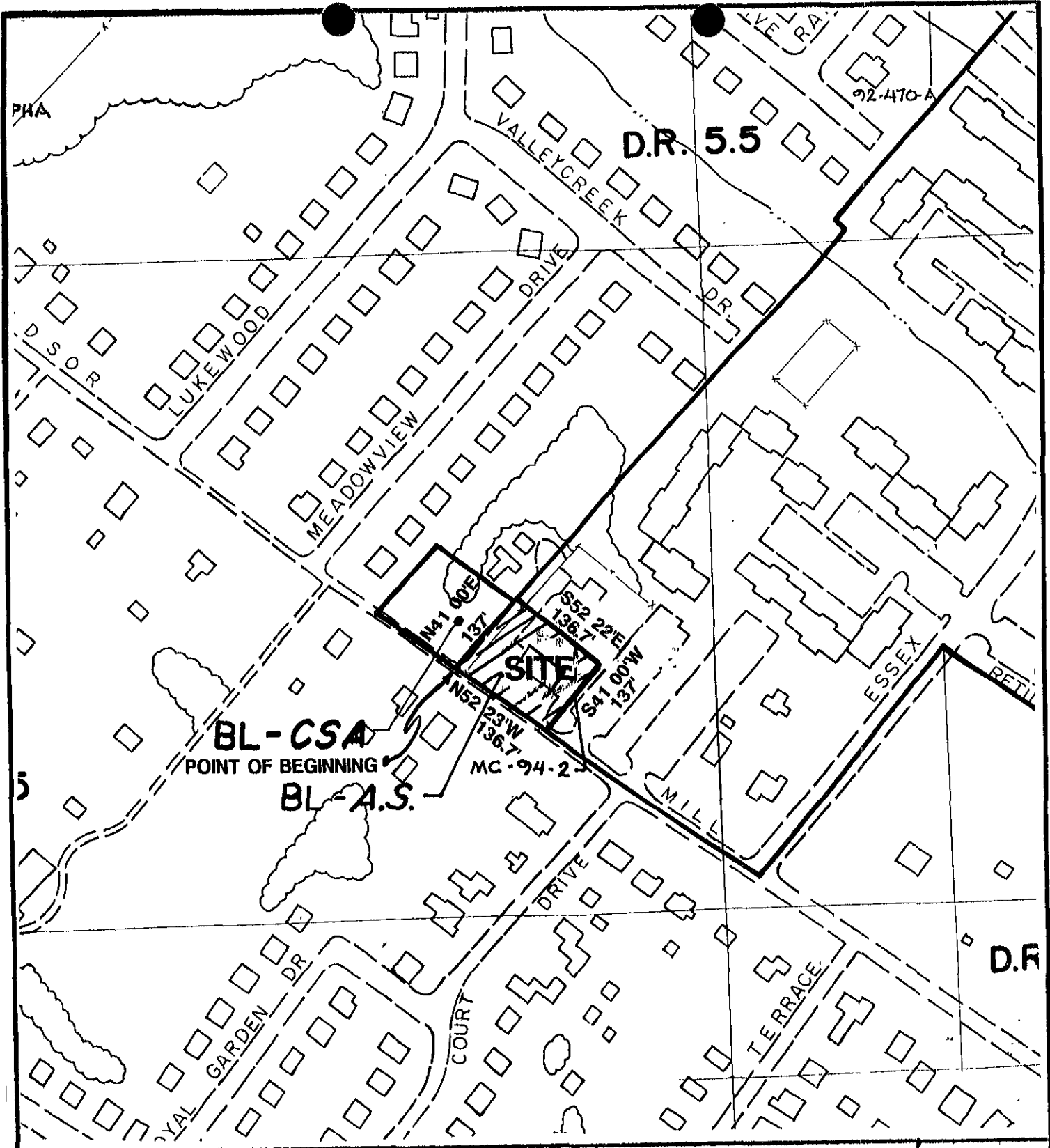
ADDRESS

Michèle Bank, LODAR CORP  
H.C. Alderman fr. Esq  
John M. Haupt  
Bill MONIK

6825 Pimlico Dr. 21209  
305 W. Chesapeake #113 21204  
6712 Veranda Mill Rd 21207  
222 BOSLEY AVE  
SUITE B-7  
TOWSON MD 21204







WILLIAM MONK, INC.  
 PLANNING, LANDSCAPE DESIGN  
 ENVIRONMENTAL RESOURCE MANAGEMENT  
 COURTHOUSE COMMONS  
 222 BOSLEY AVENUE, SUITE B-7  
 TOWSON, MD 21204  
 (410) 494-8931

95-175-X

**ZONING MAP  
 TO ACCOMPANY  
 SPECIAL EXCEPTION  
 APPLICATION**

6712 WINDSOR MILL ROAD  
 BALTIMORE COUNTY, MARYLAND

MAP #:  
 NW 3-F

SCALE:  
 1"=200'

FILE #:  
 93-102

EXHIBIT C

ROBERT C. BROWN

ATTORNEY AT LAW

6337 MAIN STREET

ELLICOTT CITY, MARYLAND 21043

(301) 465-1920

November 16, 1983

Mr. Norman E. Gerber, Secretary  
Baltimore County Planning Board  
Baltimore County, Maryland 21204

Re: Addendum to Request for Change  
1984 Comprehensive Zoning Map

Dear Mr. Gerber:

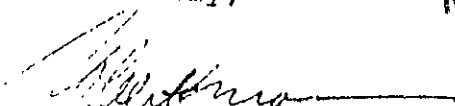
This letter is to supplement the information contained on the attached Request for Change 1984 Comprehensive Zoning Map for the piece or parcel of property known as 6712 Windsor Mill Road.

Presently my client Dr. Edwin L. Pierpont is operating an automobile service station and garage on the property in question. He is operating this service station and garage as a nonconforming use since he purchased this property and business in mid-1983. Edwin L. Pierpont purchased the property and business from his brother and sister-in-law who, in conjunction with the Amoco Oil Company, continuously operated an automobile service station and garage since 1936. The service station and garage now on the property was built by Philip R. Pierpont, and with Edwin L. Pierpont has long and faithfully served the Windsor Mill Road area and community.

This Request for Change is submitted to insure that my client and future property owners will be permitted to use the property and improvement thereon as a service station and garage. It will simply bring Baltimore County's zoning of this property into conformity with a long and successful use. We submit that this is in the best interest of both the neighborhood which has for several generations become accustomed to this service, and Baltimore County.

My client, Edwin L. Pierpont, and I will be happy to provide any and all other information and assistance in processing this application.

Sincerely,

  
Robert C. Brown

Enclosure

GERBER'S  
EXHIBIT

MICROFILMED



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

June 2, 1994

Howard L. Alderman, Jr., Esquire  
LEVIN & GANN, P.A.  
Suite 113  
305 W. Chesapeake Avenue  
Towson, MD 21204

RE: Case No. M.C. 94-2  
Lobar Corporation

Dear Mr. Alderman:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

*Charlotte E. Radcliffe for*

Kathleen C. Weidenhammer  
Administrative Assistant

encl.

cc: The Lobar Corporation  
c/o Valley Title Co.  
Mr. James Earl Kraft  
People's Counsel for Baltimore County  
The Hon. Melvin G. Mintz  
Merreen E. Kelly  
Pat Keller  
Jeffrey Long  
Lawrence E. Schmidt  
W. Carl Richards, Jr. /ZADM  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM  
Stanley J. Schapiro, County Attorney  
Nancy C. West, Assistant County Attorney

PETITIONER'S  
EXHIBIT 6

*[Handwritten signature]*



IN THE MATTER OF  
LOBAR CORPORATION

NORTHEAST SIDE WINDSOR MILL  
ROAD 6712 WINDSOR MILL ROAD

2ND COUNCILMANIC DISTRICT

RE: ZONING MAP CORRECTION

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BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

CASE NO. M.C. 94-2

O R D E R

The above-entitled matter came on for hearing before this Board on May 26, 1994 on Petition for Correction of Zoning Map filed by Howard L. Alderman, Jr., on behalf of Lobar Corporation, Property Owner, and Baltimore County, Maryland.

The subject property, comprising approximately .43 acre, is known as 6712 Windsor Mill Road, and is located on the northeast side of Windsor Mill Road in the Second Councilmanic District of Baltimore County.

The Petition represents that the present zoning designation for the subject property is in error and should be corrected pursuant to Section 26-134 of the Baltimore County Code. The subject property is presently zoned D.R. 16, and the request is that the zoning be changed to B.L.-A.S.

Petitioner has filed supporting documents with the Petition, including a Certification of Findings by the Office of Planning & Zoning dated April 6, 1994.

The Board has given due consideration to the Petition, the Certification of Findings, and other supporting documents and all of the testimony presented in this case.

The Board finds as a fact that the present zoning designation on the subject property is incorrect, in error, and that the Petitioner is entitled to the relief requested since the error is

of the nature set out in Section 26-134 of the Baltimore County Code.

The subject property's present zoning of D.R. 16 should be corrected and changed to B.L.-A.S.

IT IS THEREFORE this 2nd day of June, 1994, by the Baltimore County Board of Appeals ORDERED that the present zoning designation of the subject property be changed from D.R. 16 to B.L.-A.S.; and

IT IS FURTHER ORDERED that the Office of Zoning Administration and Development Management make the necessary change and correction as set out herein on the latest Comprehensive Zoning Map for Baltimore County with regard to the subject property.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hackett  
William T. Hackett, Chairman

Robert O. Schuetz  
Robert O. Schuetz

S. Diane Levero  
S. Diane Levero

PETITIONER'S  
EXHIBIT 6

COURTHOUSE COMMONS  
132 BOSLEY AVENUE  
SUITE B-7  
TOWSON, MD 21204  
410-494-8931  
FAX 410-494-9903

# WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



**VIEW OF PROPERTY FROM NORTHEAST CORNER**



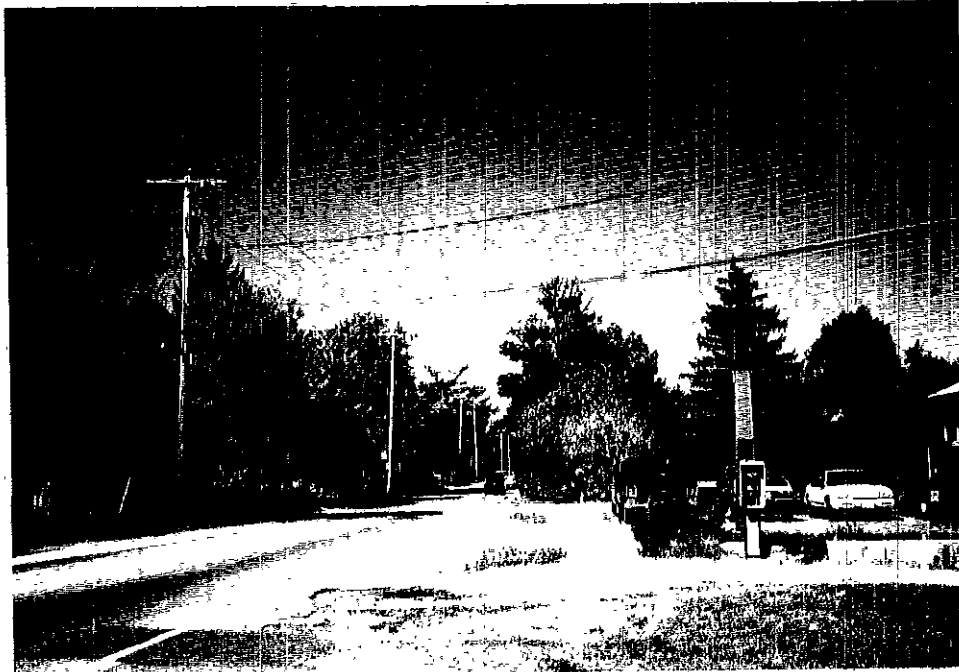
**VIEW ALONG REAR PROPERTY LINE**

**PETITIONER'S  
EXHIBIT 84**

**WILLIAM MONK, INC.**

LAND USE PLANNING • LANDSCAPE DESIGN

**WINDSOR MILL ROAD**



**VIEW LOOKING WEST**



**VIEW LOOKING EAST**

**EXHIBIT 8B**

**MICROFILMED**

# WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



**VIEW OF ADJACENT LAND USE  
AND EAST PROPERTY LINE**



**VIEW OF ADJACENT LND USE  
AND WEST PROPERTY LINE**

**EXHIBIT**  
PC  
1

*Handwritten notes or signature at the bottom right corner.*



COURTHOUSE COMMONS  
222 BOSLEY AVENUE  
SUITE B-7  
TOWSON, MD 21204  
410-494-8931  
FAX 410-494-9903

# WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

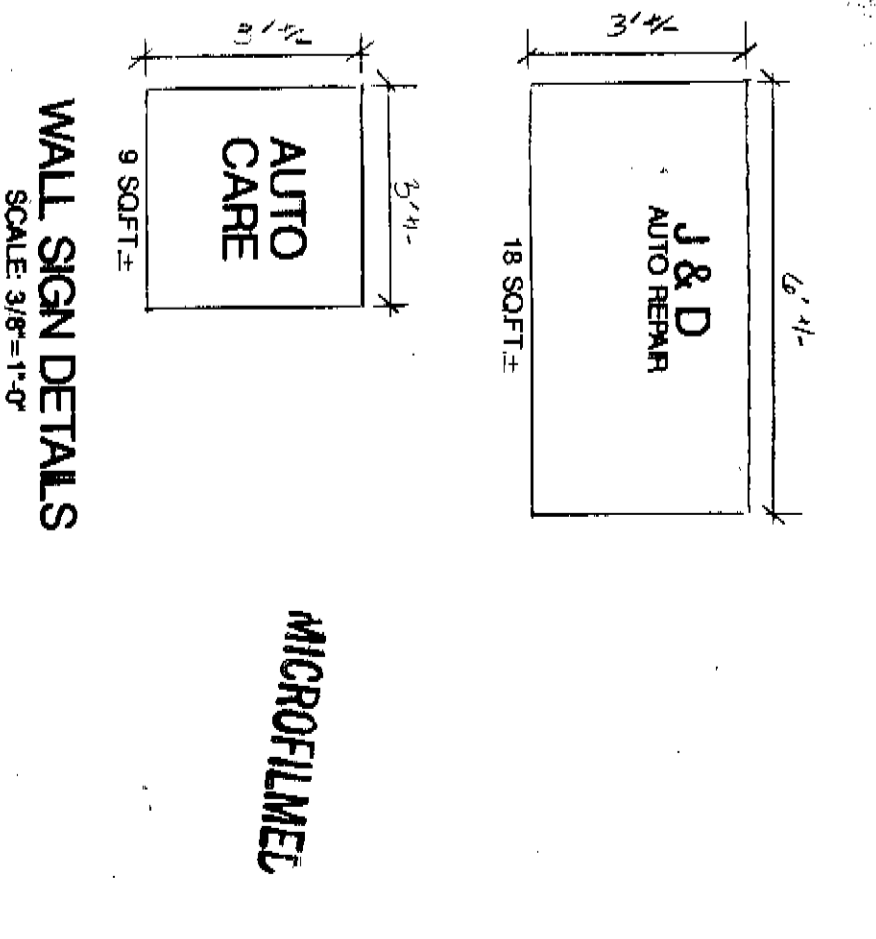
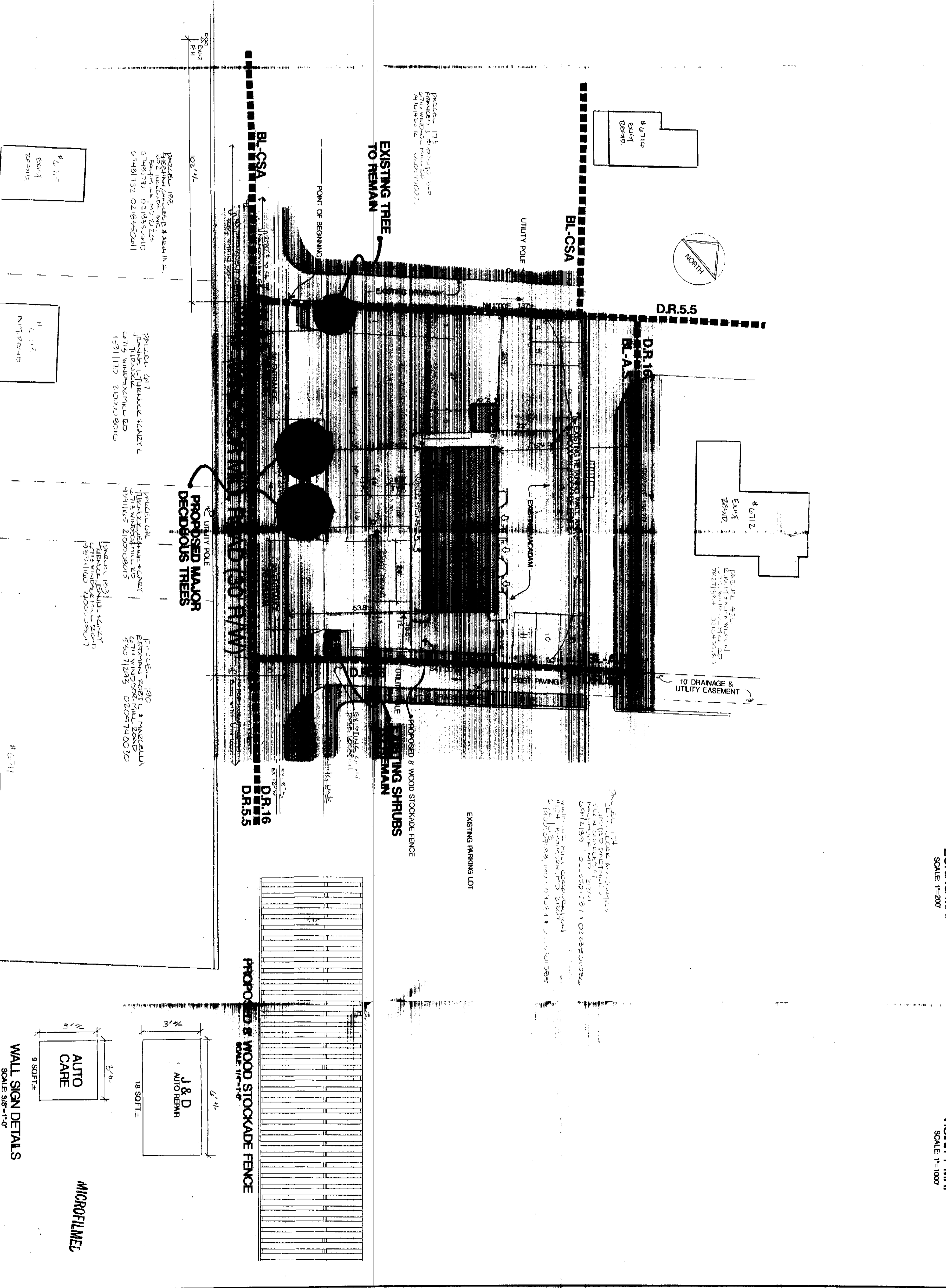
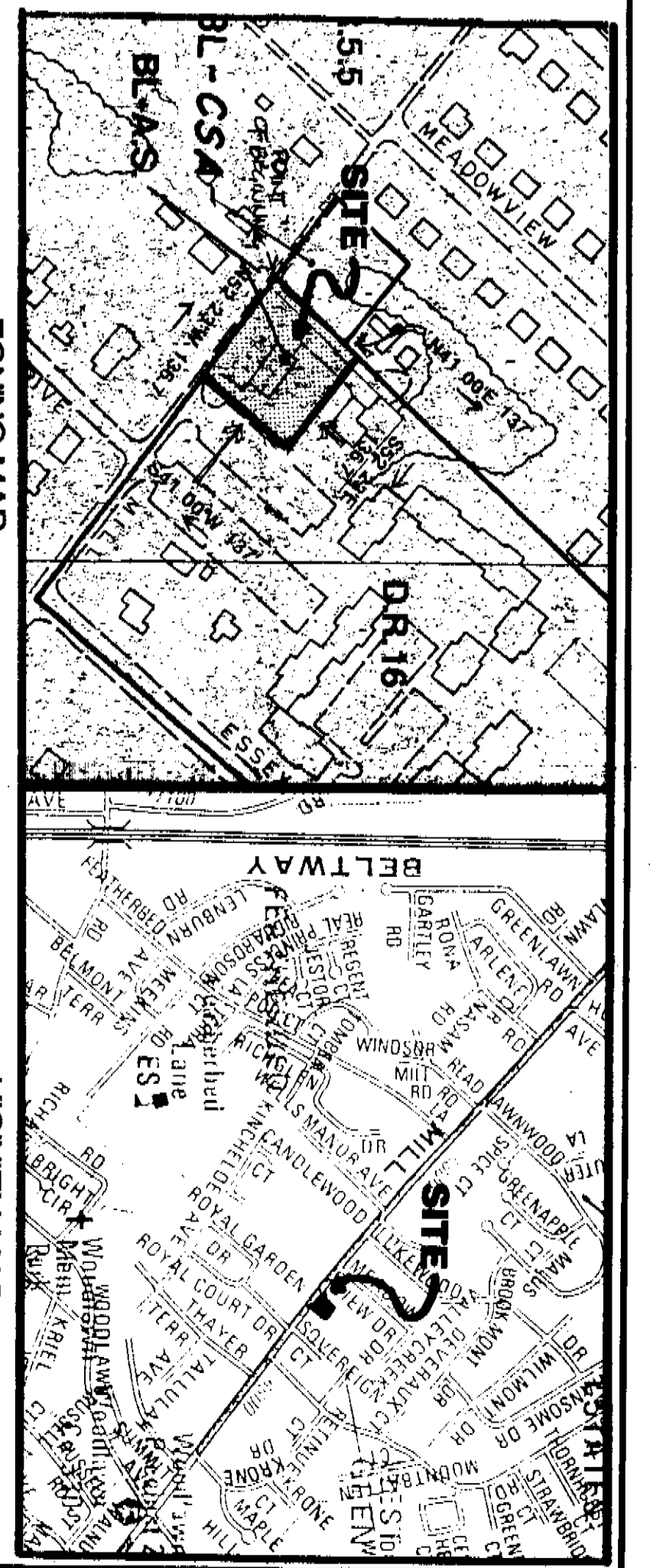
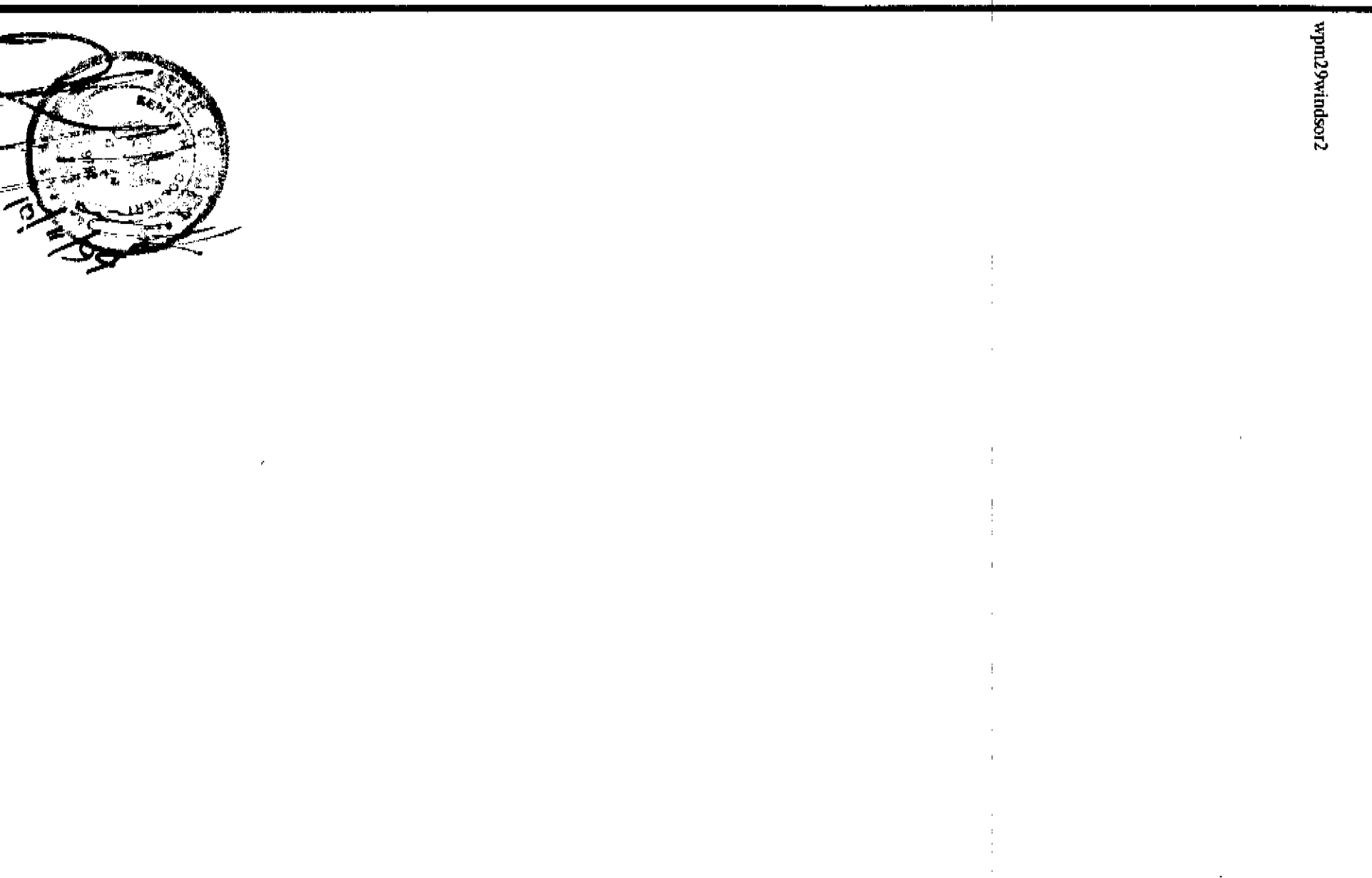
## 6712 WINDSOR MILL ROAD



EXHIBIT *fol*  
OWNER'S



- NOTES:
- EXISTING ZONING: BL-AS
  - PROPOSED ZONING: SAME
  - LOT AREA: 334 AC (NET) 13,439 SQ. FT. +/-  
401 AC (GROSS) 17,470 SQ. FT. +/-
  - BUILDING AREA: 1,977 SQ. FT.
  - SPECIAL EXCEPTION: FOR A SERVICE GARAGE, PERMISSIBLE TO BEZEL SECTION 230.13 LOCATED WITHIN THE BOUNDARIES OF THE PREVIOUSLY APPROVED SITE PLAN AND IMPROVEMENTS SHOWN THEREON AND THE AFFIRMATION OF THE SITE PLAN OPERATIONS AND PREVIOUS NON-CONFORMING SERVICE STATION USE.
  - EXISTING USE: SERVICE GARAGE
  - PROPOSED USE: SERVICE GARAGE
  - PREVIOUS ZONING HEARINGS:  
# 66-14462 - FOR ZONING RECLASSIFICATION FROM R-4 AND RA TO BL AND FOR AT PETITIONER'S REQUEST. 3/10/66  
# 76-28-594 - SPECIAL HEARING TO APPROVE AND PERMIT OFF-STREET PARKING IN A R-4 ZONE. GRANTED 4/6/70  
M.C. 94-2 - REQUEST FOR CHANGE OF 1984 COMPREHENSIVE ZONING MAP FROM D.R. 6 TO B.L.-A.S. GRANTED 6/29/84
  - PREVIOUS COMMERCIAL PERMITS:  
723-98 - REMOVED EXISTING STATION, TANKS, SIGNS, FENCE, LIGHTS
  - OWNERSHIP INFORMATION:  
LOBAR CORPORATION  
P.O. BOX 15091  
BALTIMORE, MD 21208
  - DEED REFERENCE: 7142-551
  - TAX MAP 88, GRID: 14, PARCEL 296, ACCOUNT # 160008998
  - CENSUS TRACT: 402404
  - ELECTION DISTRICT NO.: 2
  - COUNTY COUNCIL DISTRICT: 2
  - AS BUILT IMPROVEMENTS IN CONFORMANCE WITH SITE PLAN AS APPROVED IN CASE # 76-18 SPH.  
SETBACK AVERAGING COMPUTATIONS, NO ADDITIONS OR CHANGES ARE PROPOSED TO THE EXISTING BUILDING.
  - PARKING NOTE:  
REQUIRED - 3,31000 SQ. FT. X 1,927 SQ. FT. = 6,447 SPACES  
PROVIDED - 3 BAYS + 19 SPACES = 22 SPACES
  - UTILITIES: PUBLIC WATER AND SEWER
  - SIGNS: ALL SIGNS TO CONFORM TO SECTION 413.2 BCZ
  - FLOOR AREA RATIO:  
MAX. ALLOWED - 3.0  
PROVIDED - 1,927 SQ. FT. / 13,439 SQ. FT. = .12
  - SITE IS PAVED IN ITS ENTIRETY. NO NEW CONSTRUCTION IS PROPOSED.
  - DAMAGED OR DISABLED MOTOR VEHICLES ARE SCREENED FROM OFF-SITE VIEW BY 405A.1 AND STORAGE AREA PAVED IS PER SECTION 405A.2.
  - ZONING MAP: NW 34



**WILLIAM MONK, INC**  
 PLANNING • LANDSCAPE DESIGN  
 ENVIRONMENTAL RESOURCE MANAGEMENT  
 COURTHOUSE COMMONS  
 222 BOSLEY AVENUE, SUITE B-7  
 TOWSON, MARYLAND 21204  
 (410) 494-8931

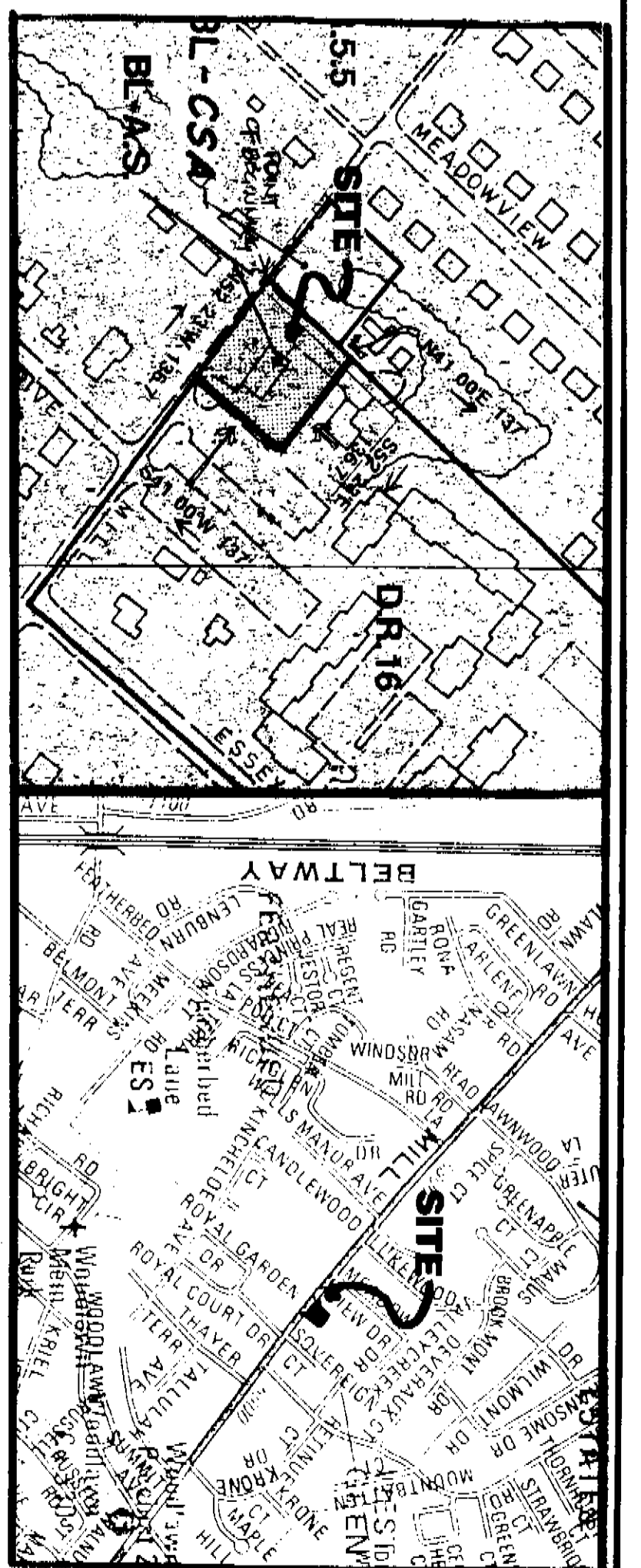
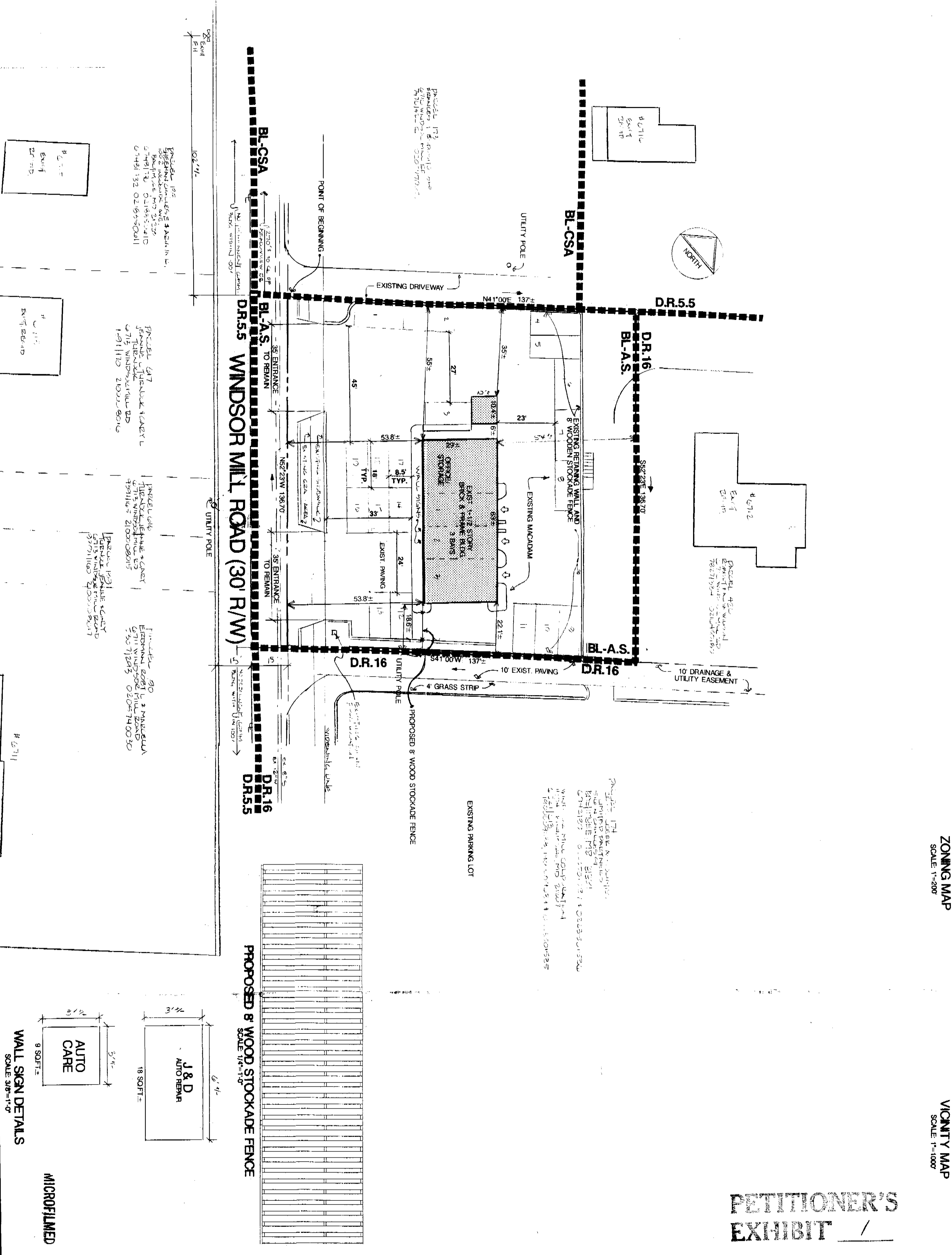
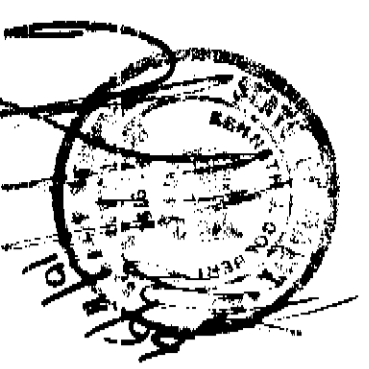
**PLAN TO ACCOMPANY SPECIAL EXCEPTION APPLICATION**  
 PETITIONER'S EXHIBIT 4  
**6712 WINDSOR MILL ROAD**  
**BALTIMORE COUNTY, MARYLAND**

APPLICANT:  
**THE LOBAR CORPORATION**  
 PO BOX 15091  
 BALTIMORE, MD 21208

NOTES

1. EXISTING ZONING: BL-A.S
2. PROPOSED ZONING: SAME
3. LOT AREA: 34 AC (NET), 14,920 SQ. FT. +/-, 401 AC (GROSS), 17,470 SQ. FT. +/-
4. BUILDING AREA: 1,977 SQ. FT.
5. SPECIAL EXCEPTION: FOR A SERVICE GARAGE, PURSUANT TO BCZM SECTION 20A.13. THE PROPOSED SERVICE GARAGE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROPOSED SPECIAL PLAN AND APPROVALS IN CASE # 70-18 SPH, AND THE ELIMINATION OF FUEL SERVICE OPERATIONS AND PREVIOUS NON-CONFORMING SERVICE STATION USE.
6. EXISTING USE: SERVICE GARAGE
7. PROPOSED USE: SERVICE GARAGE
8. PREVIOUS ZONING HEARINGS: # 66-1948Y - FOR ZONING RECLASSIFICATION FROM R-5 AND RA TO BL AND FOR SPECIAL EXCEPTION FOR A FILLING STATION - DISMISSED WITHOUT PREJUDICE AT PETITIONER'S REQUEST; 3/10/66  
# 70-18 SPH - SPECIAL HEARING TO APPROVE AND PERMIT OFF-STREET PARKING IN A R-6 ZONE; GRANTED 4/6/70
9. PREVIOUS CONVEYANCE RECORDS: M/C 94-2 - REQUEST FOR CHANGE OF 1981 COMPREHENSIVE ZONING MAP FROM D.R. 16 TO B.L.-A.S.; GRANTED 6/29/94  
727-68: SERVICE STATION, HAZE TANKS, LIGHTS, SIGNS, FENCE, LIGHTS  
729-69: REMODEL EXISTING STATION, TANKS, SIGNS, FENCE, LIGHTS
10. OWNERSHIP INFORMATION: LOBAR CORPORATION, 222 BOSLEY AVENUE, SUITE B-7, TOWSON, MD 21286
11. DEED REFERENCE: 742-351
12. TAX MAP: 88, GRID: 14, PARCEL: 296, ACCOUNT #: 1600008998
13. CENSUS TRACT: 4024.04
14. ELECTION DISTRICT NO.: 1
15. COUNTY COUNCIL DISTRICT: 2
16. AS BUILT IMPROVEMENTS IN CONFORMANCE WITH SITE PLAN AS APPROVED IN CASE # 70-18 SPH
17. SETBACK AVERAGING COMPUTATIONS: NO ADDITIONS OR CHANGES ARE PROPOSED TO THE EXISTING BUILDING
18. PARKING NOTE: 3,100 SQ. FT. X 1,977 SQ. FT. = 64 + 7 SPACES PROVIDED - 3 BAYS + 19 SPACES = 22 SPACES
19. UTILITIES: PUBLIC WATER AND SEWER
20. SIGNS: ALL SIGNS TO CONFORM TO SECTION 413.3 BCZM
21. FLOOR AREA RATIO: 1.0  
PROVIDED: 1,977 SQ. FT. / 15,420 SQ. FT. = .12
22. SITE IS PAVED IN ITS ENTIRETY, NO NEW CONSTRUCTION IS PROPOSED
23. DAMAGED OR DISABLED MOTOR VEHICLES ARE SCREENED FROM OFF-SITE VIEW BY BUILDING AND SCREENING PLANTERS AND TREES PER SECTION 409A.2
24. ZONING MAP: NW 3-F

WINDSORMILL2



PETITIONER'S EXHIBIT

WILLIAM MONK, INC  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTHOUSE COMMONS  
222 BOSLEY AVENUE, SUITE B-7  
TOWSON, MARYLAND 21286  
(410) 494-8931

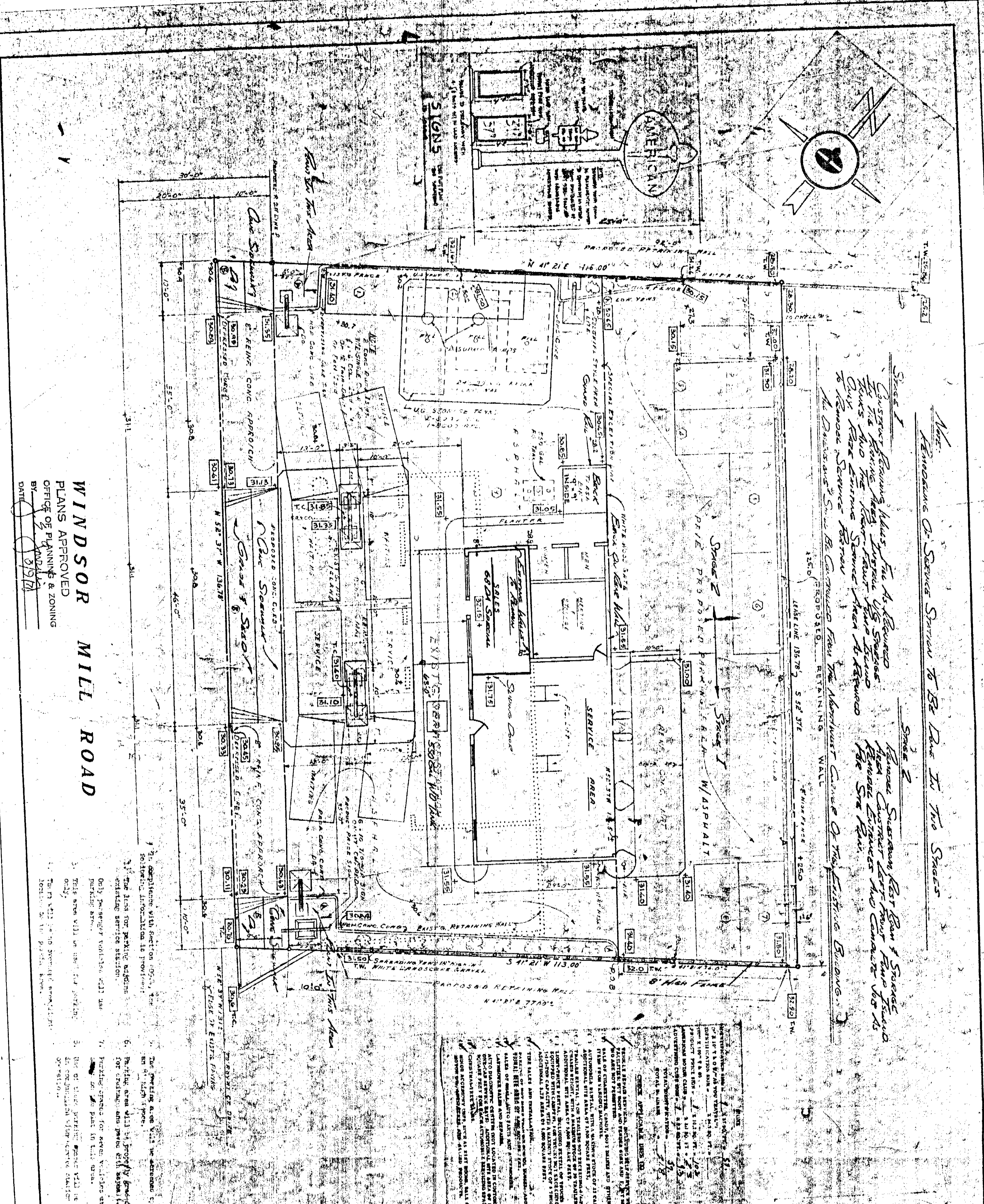
PLAN TO ACCOMPANY SPECIAL EXCEPTION APPLICATION

6712 WINDSOR MILL ROAD  
BALTIMORE COUNTY, MARYLAND

APPLICANT:  
THE LOBAR CORPORATION  
PO BOX 15091  
BALTIMORE, MD 21208

95-175-X





**Notes:**

Removal of Service Station to Be Done in Two Stages

Stage 1  
 Existing Building Mass to Be Retained  
 Existing Building Mass to Be Retained  
 Existing Building Mass to Be Retained  
 Existing Building Mass to Be Retained  
 Existing Building Mass to Be Retained

Stage 2  
 Removal of Existing Building Mass  
 Removal of Existing Building Mass  
 Removal of Existing Building Mass  
 Removal of Existing Building Mass  
 Removal of Existing Building Mass

**WINDSOR MILL ROAD**

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY *[Signature]*  
 DATE *09/17/64*

1. The applicant with section 100-3, 100-4, 100-5, 100-6, 100-7, 100-8, 100-9, 100-10, 100-11, 100-12, 100-13, 100-14, 100-15, 100-16, 100-17, 100-18, 100-19, 100-20, 100-21, 100-22, 100-23, 100-24, 100-25, 100-26, 100-27, 100-28, 100-29, 100-30, 100-31, 100-32, 100-33, 100-34, 100-35, 100-36, 100-37, 100-38, 100-39, 100-40, 100-41, 100-42, 100-43, 100-44, 100-45, 100-46, 100-47, 100-48, 100-49, 100-50, 100-51, 100-52, 100-53, 100-54, 100-55, 100-56, 100-57, 100-58, 100-59, 100-60, 100-61, 100-62, 100-63, 100-64, 100-65, 100-66, 100-67, 100-68, 100-69, 100-70, 100-71, 100-72, 100-73, 100-74, 100-75, 100-76, 100-77, 100-78, 100-79, 100-80, 100-81, 100-82, 100-83, 100-84, 100-85, 100-86, 100-87, 100-88, 100-89, 100-90, 100-91, 100-92, 100-93, 100-94, 100-95, 100-96, 100-97, 100-98, 100-99, 100-100.
2. The applicant with section 100-3, 100-4, 100-5, 100-6, 100-7, 100-8, 100-9, 100-10, 100-11, 100-12, 100-13, 100-14, 100-15, 100-16, 100-17, 100-18, 100-19, 100-20, 100-21, 100-22, 100-23, 100-24, 100-25, 100-26, 100-27, 100-28, 100-29, 100-30, 100-31, 100-32, 100-33, 100-34, 100-35, 100-36, 100-37, 100-38, 100-39, 100-40, 100-41, 100-42, 100-43, 100-44, 100-45, 100-46, 100-47, 100-48, 100-49, 100-50, 100-51, 100-52, 100-53, 100-54, 100-55, 100-56, 100-57, 100-58, 100-59, 100-60, 100-61, 100-62, 100-63, 100-64, 100-65, 100-66, 100-67, 100-68, 100-69, 100-70, 100-71, 100-72, 100-73, 100-74, 100-75, 100-76, 100-77, 100-78, 100-79, 100-80, 100-81, 100-82, 100-83, 100-84, 100-85, 100-86, 100-87, 100-88, 100-89, 100-90, 100-91, 100-92, 100-93, 100-94, 100-95, 100-96, 100-97, 100-98, 100-99, 100-100.
3. This area will be properly graded and finished.
4. This area will be properly graded and finished.
5. This area will be properly graded and finished.
6. This area will be properly graded and finished.
7. This area will be properly graded and finished.
8. This area will be properly graded and finished.
9. This area will be properly graded and finished.
10. This area will be properly graded and finished.

**GENERAL NOTES**

1. AREA OF LOT 100-3, 100-4, 100-5, 100-6, 100-7, 100-8, 100-9, 100-10, 100-11, 100-12, 100-13, 100-14, 100-15, 100-16, 100-17, 100-18, 100-19, 100-20, 100-21, 100-22, 100-23, 100-24, 100-25, 100-26, 100-27, 100-28, 100-29, 100-30, 100-31, 100-32, 100-33, 100-34, 100-35, 100-36, 100-37, 100-38, 100-39, 100-40, 100-41, 100-42, 100-43, 100-44, 100-45, 100-46, 100-47, 100-48, 100-49, 100-50, 100-51, 100-52, 100-53, 100-54, 100-55, 100-56, 100-57, 100-58, 100-59, 100-60, 100-61, 100-62, 100-63, 100-64, 100-65, 100-66, 100-67, 100-68, 100-69, 100-70, 100-71, 100-72, 100-73, 100-74, 100-75, 100-76, 100-77, 100-78, 100-79, 100-80, 100-81, 100-82, 100-83, 100-84, 100-85, 100-86, 100-87, 100-88, 100-89, 100-90, 100-91, 100-92, 100-93, 100-94, 100-95, 100-96, 100-97, 100-98, 100-99, 100-100.
2. PERCENT OF LOT COVERED - 75%
3. AREA OF SIGN FACE - 100 SQ. FT.
4. HEIGHT OF SIGN POLE - 15 FT.
5. ELECTRICAL SERVICE - 200 AMP 3 PHASE 4 WIRE
6. CONTRACTOR SHALL FURNISH AND INSTALL STEEL CURB FORMS PERIODICALLY, BUT NOT TO EXCEED 100 FT. IN LENGTH.
7. CONTRACTOR SHALL FURNISH AND INSTALL STEEL CURB FORMS PERIODICALLY, BUT NOT TO EXCEED 100 FT. IN LENGTH.
8. CONTRACTOR SHALL FURNISH AND INSTALL STEEL CURB FORMS PERIODICALLY, BUT NOT TO EXCEED 100 FT. IN LENGTH.
9. CONTRACTOR SHALL FURNISH AND INSTALL STEEL CURB FORMS PERIODICALLY, BUT NOT TO EXCEED 100 FT. IN LENGTH.
10. CONTRACTOR SHALL FURNISH AND INSTALL STEEL CURB FORMS PERIODICALLY, BUT NOT TO EXCEED 100 FT. IN LENGTH.

**AMERICAN OIL COMPANY**

PROPOSED SERVICE STATION REBUILD  
 6712 WINDSOR MILL ROAD  
 BALTIMORE COUNTY, MARYLAND

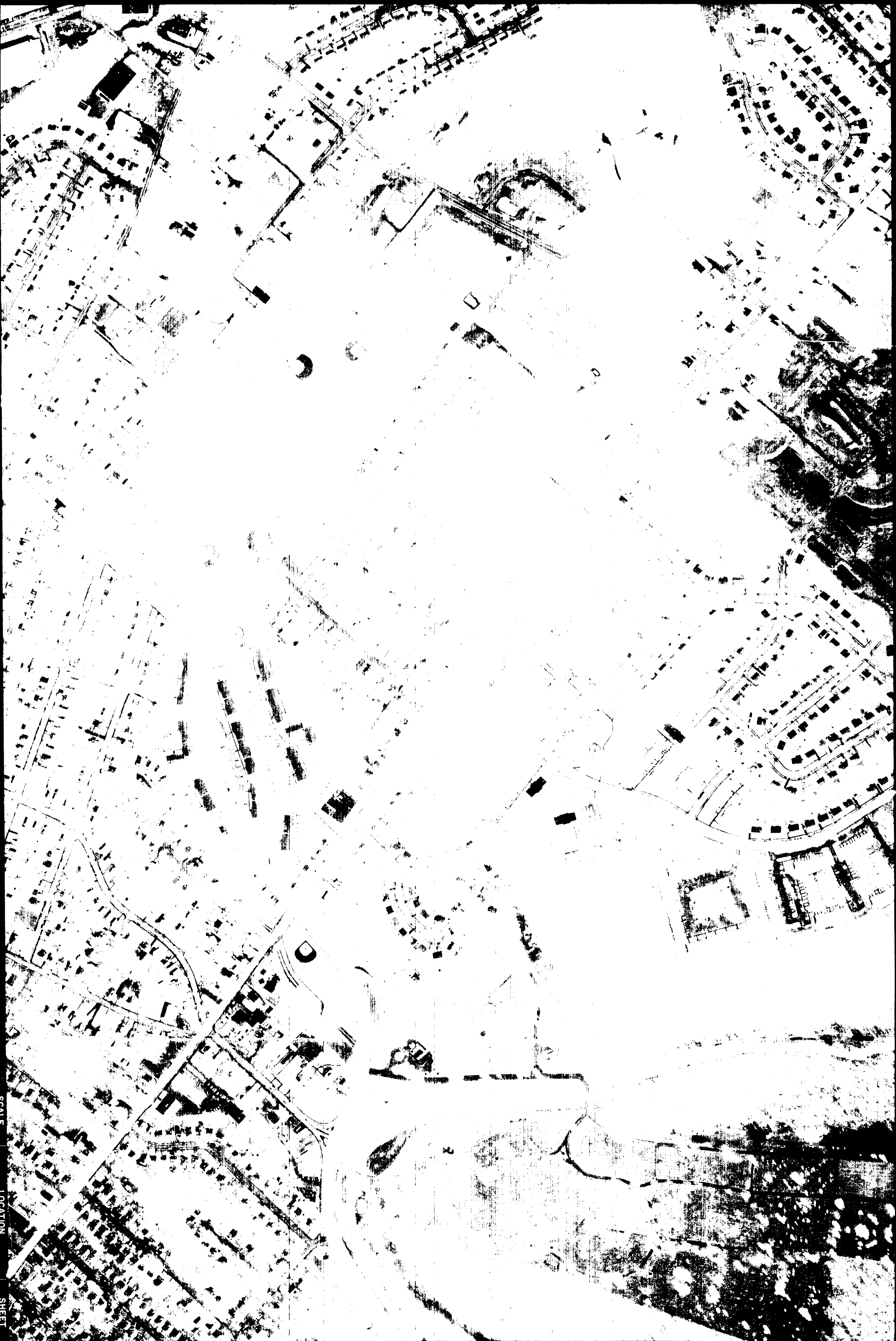
BALTIMORE REGION  
 DISTRICT  
 DATE 7-10-64  
 NO. S.S. 3084

DO NOT SCALE. USE DIMENSIONS ONLY

MICROFILMED

**EXHIBIT 7**

MICROFILMED



**STATIONER'S**  
**EXHIBIT**  
PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

**STATIONER'S**  
**EXHIBIT**

**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**PHOTOGRAPHIC MAP**

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

MICROFILM