

9/11/97

IN THE MATTER OF
THE APPLICATION OF
WOODLAWN VOLUNTEER FIRE DEPARTMENT
/LEGAL OWNERS; MARK SILVERMAN,
/CONTRACT PURCHASER FOR A
RECLASSIFICATION AND VARIANCE ON
PROPERTY LOCATED ON THE SOUTHEAST
CORNER WINDSOR MILLRD AND WOODLAWN
DRIVE (6423 WINDSOR MILL ROAD)
2ND ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. CR-97-371-A
* (Out of Cycle)
*

* * * * *

AMENDMENT TO RESTRICTION NO. 6
BOARD'S ORDER ISSUED JULY 28, 1997

On July 28, 1997, this Board issued an Opinion and Order in Case No. CR-97-371-A. The Board, on its own initiative, pursuant to Rule 10, has reviewed its Order issued in the proceedings and finds that an amendment is necessary in Restriction #6 on page 7, to change the word "proprietor" to "properties."

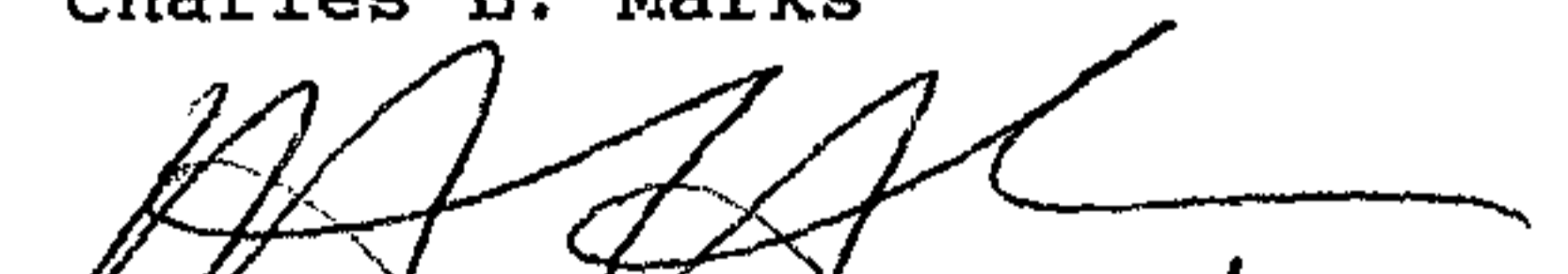
Accordingly, Restriction #6 of the Board's Order of July 28, 1997 shall be amended to read as follows (correction as underscored):


Lights shall be wall-mounted near the roof, perpendicular to the building, and shall be shaded so as not to shine on adjoining properties.

No other changes having been made, any Petition for Judicial Review shall be filed from the original date of the Board's Order issued on July 28, 1997.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY


Charles L. Marks


Krystine K. Howanski

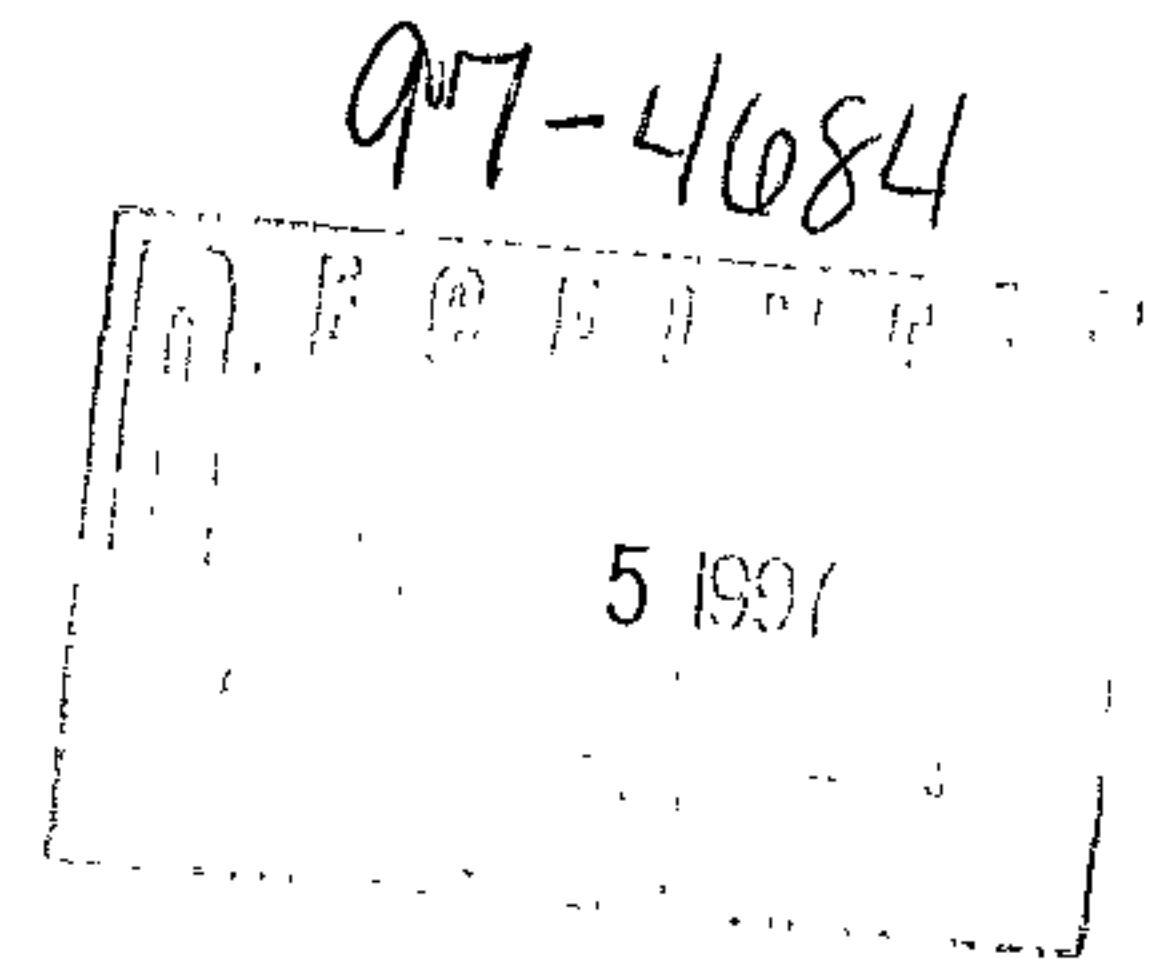

Lawrence M. Stahl

Date: September 4, 1997



County Board of Appeals of Baltimore County

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



September 4, 1997

wch

Newton A. Williams, Esquire
NOLAN, PLUMHOFF & WILLIAMS, CHTD.
Suite 700, Nottingham Centre
520 Washington Avenue
Towson, MD 21204

RE: Case No. CR-97-371-A
Woodlawn Volunteer Fire Company

Dear Mr. Williams:

Enclosed please find a copy of the Amendment to Restriction #6 of the Board's July 28, 1997 Order, said Amendment issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Any Petition for Judicial Review shall be filed from the original date of the Board's Order issued July 28, 1997.

Very truly yours,

Kathleen C. Bianco

Kathleen C. Bianco
Administrator

encl.

cc: Mr. Mark Silverman
Woodlawn Volunteer Fire Company
Leroy M. Burch III
James Earl Kraft
People's Counsel for Balto Co
Pat Keller /Planning Director
Jeffrey Long /Planning
Lawrence M. Schmidt /Zoning Commissioner
Arnold Jablon, Director /PDM
Virginia W. Barnhart, Co. Atty.

7/28/97

IN THE MATTER OF
THE APPLICATION OF
WOODLAWN VOLUNTEER FIRE DEPARTMENT
/LEGAL OWNERS; MARK SILVERMAN,
/CONTRACT PURCHASER FOR A
RECLASSIFICATION AND VARIANCE ON
PROPERTY LOCATED ON THE SOUTHEAST
CORNER WINDSOR MILLRD AND WOODLAWN
DRIVE (6423 WINDSOR MILL ROAD)
2ND ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. CR-97-371-A
* (Out of Cycle)
*

* * * * *

O P I N I O N

This case comes before the County Board of Appeals of Baltimore County in response to request by the Petitioner that the subject property, located at 6423 Windsor Mill Road, situated in the 2nd Councilmanic District be rezoned to B.M. (Business, Major) or B.L. (Business, Local) from the present zoning classification of R.O. (Residential, Office).

The Board received documentation that the Baltimore County Planning Board at its regularly scheduled meeting on February 20, 1997, voted in accordance with Section 2.356(i) of the Baltimore County Code to certify to the County Council that early action upon the Petition for Zoning Reclassification of the subject property was manifestly required. On March 17, 1997, the Baltimore County Council unanimously passed the resolution approving the Planning Board certification.

In accordance with Section 2.356(i) of the Baltimore County Code, a public hearing was conducted by this Board on May 8, 1997 with a public deliberation held at the conclusion of the hearing. At the public hearing, Petitioner was represented by Newton A. Williams, Esquire, from the law firm of Nolan, Plumhoff & Williams,

Chartered. Peter Max Zimmerman, People's Counsel for Baltimore County, also participated in these proceedings. No protestants appeared at the public hearing, and the Board's file did not disclose any written opposition on the part of the public.

Accompanying the request for rezoning was a variance request from the present parking regulations to permit 12 on-site spaces in lieu of the required 17 spaces; to permit parking space dimensions as small as 8 x 14 feet in lieu of the required 8.5 x 18 or 7.5 x 21 foot spaces; to permit an aisle width of 12 feet in lieu of the required 20 feet; to permit non-adjoining parking spaces to substandard aisles; to permit no screening or landscaping in lieu of the requirements of the Landscaping Manual and all other manuals; and, to permit a parking setback of 0 feet to the street line in lieu of the required 10 feet.

The property in question had been utilized by the Woodlawn Volunteer Fire Department ("Fire Department") as a 24-hour-per-day fire station and service garage for fire engines and ambulances. In 1995, the Fire Department moved to new quarters a block south on Woodlawn Drive. The old station stands vacant, deteriorating and off the tax rolls. Petitioner contended that the present R.O. zoning should be B.M. or B.L. insofar as it did not adequately reflect its service garage status. Mr. Mark Silverman, 2110 Gwynn Oak Avenue, Woodlawn, Maryland, the Contract Purchaser of the subject property testified in support of the rezoning classification. Mr. Silverman, 25 years old, had grown up in the

area and had started working in his early teen years on automobiles. He testified that he had secured his Associates Degree from the Catonsville Community College in car maintenance and "auto technologies." In 1992, he located and improved an old site very close to the subject property and had been operating there ever since. He had developed a rather substantial clientele from the immediate community, and the growth of his business mandated larger quarters.

He had researched the immediate area around his present shop and there were no other closed service stations available; those facilities that were for sale had severe restrictions that precluded his use of same.

He opined that the subject site and facility would be perfect for his expanded business because of the large number of bays that were available and the good visibility and indicated he would like to be able to move in by the end of summer, 1997. To his knowledge, the Fire Department has not had any other offers made to them for the purchase of the subject property.

Were he to purchase the property, his hours of operation would be from 8:00 a.m. to 5:30 p.m. Monday through Friday, and on Saturday from 8:00 a.m. to 3:00 p.m. He would not object to any specific provision that the Board might place relative to body work being performed on the subject property and did not deal with wrecked or abandoned automobiles. He also stated that he had talked to several roofers, and learned that flat tar roofs are

expensive to replace and that it will be necessary for him to transfer the present roof to a pitched 30-year roof for low maintenance and better drainage as well as to give the property a more favorable street impression. He expressed a willingness to plant additional shrubbery to make the area more attractive.

He wished to place a roof-mounted sign that would be visible over the bay area on the facade, rather than have a street/ground sign because of visibility problems and the risk of vandalism. He anticipated an expenditure inclusive of the purchase price of around \$400,000 to rehabilitate the building and stated that he had no intention of leaving the business or selling it to another party once the work had been performed, that neither on-street parking nor overnight parking of towed vehicles would be allowed, and that the property was not at all suitable if it remained R.O.

Also testifying on behalf of the Petitioner was Mr. Leroy Melvin Burch III, the President of the Woodlawn Volunteer Fire Department. Mr. Burch joined the Fire Department approximately 35 years ago. He stated that the Fire Department comes under the direction of the County Fire Chief, who had knowledge of the relocation, but the Fire Department was not aware of quadrennial zoning. He also related the efforts that the Fire Department had made to sell the property as is, but the site had not attracted any viable buyers for R.O. use. He stated that the new facility had cost the Fire Department over 1 million dollars for the new building, that they currently had a \$9,000 /per month mortgage, and

it was essential that the Volunteer Fire Department either sell the old property or find additional income to reduce the mortgage.

Mr. William T. Matthews, Ruxton Design Corporation, 8422 Bellona Avenue, Towson, Maryland 21204, also testified on behalf of the rezoning. Mr. Matthews has been a licensed land surveyor since 1978, and has been in the profession for over 35 years. Both parties stipulated as to Mr. Matthews' expertise in landscaping and design of commercial sites. He was the author of the site plan which had been submitted as Petitioner's Exhibit's 1 and 2. He testified that the .44 acre site was a relatively small site for R.O. and that it was unusual to find a site with a channelized stream bounding the property on two sides. He opined that it would be prohibitively expensive to completely cover the stream for parking and would also impact Baltimore County Regulations regarding stream control. There was thus no way to get 17 spaces on the site, and screening and landscaping were virtually impossible because the entire site was paved. With respect to the requirements under Baltimore County Zoning Regulations, Mr. Matthews indicated that the proposed rezoning would not be detrimental to the health, safety and welfare, that there would be less traffic than before, there was no fire hazard, the rezoning would not tend to overcrowd the land, would not interfere with light and air, and there would be no adverse effect relative to schools, utilities, etc.

Mr. Jeff Long of the Baltimore County Office of Planning also

testified that he had lived in Woodlawn and was quite familiar with the site, having sampled water for the Health Department at the premises. Mr. Long discussed the proposed versus the existing zoning and the differences between the R.O. zone and the B.M. and B.L. zones. He observed that the documented site plan would not alter in any manner the fire station exterior. The location of parking spaces was identified on the site plan and a small storage area was delineated on the northwest property corner. Mr. Long further opined it would be very difficult to find anyone who could obtain financing to build an R.O. facility on this site with the stream so nearby. He stated that the Office of Planning would support a B.L. zoning reclassification with a special exception and that his department had no objections to a pitched roof which would substantially improve the building's visibility and would be more in character with its residential neighbors. Mr. Long further testified that the Office of Planning was recommending that if the Board were to consider the granting of the variances that they would recommend that these be mitigated by imposing certain conditions and restrictions which are identified in Petitioner's exhibit No. 7 page 3.

Mr. Long reviewed the provisions required by Section 502.1, and the general statement was that the approval of the zoning classification would not harm the community in any way and in fact would generate less traffic than the Fire Department. M r .
William Obrecht, President of the Woodlawn Business and

Professional Association, testified in conditional support of the reclassification. He stated his recommendations relative to what he considered to be safeguards for the residential property across the street by including in the design plans such things as landscaping, appropriate restrictive signage, no parking of outwardly damaged vehicles outside the building and prohibition of any repair work outside the building except for 10 or 15 minutes to check and make quick repairs, along with adequate lighting and other suitable safeguards. In essence, Mr. Obriecht indicated that his association was not in favor of the B.M. reclassification but would not be opposed to rezoning to B.L. as long as adequate safeguards were present to protect the integrity of the community.

That concluded the Petitioner's case in chief. Mr. Zimmerman did not offer any witness on behalf of Baltimore County, but indicated that while he was sympathetic to the plight of the Woodlawn Volunteer Fire Department, the Board needed to turn its attention to the standards imposed by Cromwell vs. Ward. People's Counsel also indicated that if the Board were to consider the Special Exception and Variance request, that a B.L. zoning designation would be more appropriate than a B.M.

This Board has the authority to make a change as to the district, division, or zone in which a property is classified (zoning reclassification) as provided by the Baltimore County Zoning Regulations, Sec. 2-356. However, before any property is reclassified pursuant to Section 2-356(j), this Board must

determine from the testimony and the evidence produced at the hearing that (1) there has occurred a substantial change in the character in the neighborhood in which the property is located since the property was last classified; or (2) that the last classification of the property was established in error and that the properties reclassification is warranted by that change, or error. The finding of such change or error and that the perspective reclassification is warranted may be made only upon consideration of the factors related to the purpose of the zoning regulations and maps. These include, but are not limited to, all the following:

Population trends; availability and adequacy of present and proposed transportation facilities; water supply facilities; sewage; solid waste disposal facilities; schools; recreational facilities; and other public facilities; compatibility of uses generally allowable under the prospective classification, the present and projected development or character of the surrounding areas; any pertinent recommendation of the Planning Board or Office of Planning; and consistence of the current perspective classifications with the Master Plan, County Plan for Sewage and Water Supply Facilities, and the Capital Program.

The Board, having heard oral testimony and having reviewed the various exhibits offered into evidence, concluded that the present zoning of the subject property as R.O. should be reclassified to B.L. Clearly, the Woodlawn/Liberty Plan, which was adopted by the County Council on May 17, 1993, designates the subject property for commercial use. The present zoning of R.O. was created to accommodate houses converted to office buildings (Class A) and Class B office buildings in predominantly residential areas on

sites adjacent to commercial activity, heavy traffic, or other similar factors. The condition of the subject property is obviously deteriorating and time will only exacerbate this condition. Because of the interior design of the site, which was originally meant to accommodate the servicing of fire company vehicles, the Contract Purchasers plan to establish a service garage at this location which "would appear to be a good fit." It is blatantly obvious to the Board that the present R.O. zoning does not reflect the subject property's use as a service garage and that the correct zoning is more appropriately B.L. The Board concludes that the Baltimore County Council, based upon the testimony, facts, and evidence submitted at the hearing erred when the comprehensive zoning maps were last approved, in that the existing zoning of the property does not provide for a reasonable use, and should be more appropriately reclassified to a B.L. In so doing, the Board concludes that the granting of a B.L. zone would not in any manner affect the factors related to the purposes of the Baltimore County Zoning Regulations and maps which were specifically identified as exhibits submitted at the hearing.

As to the request for Special Exception and Variances requested, before any request for Special Exception may be granted, the Board must be satisfied that the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been satisfied. Again, based on the oral testimony and evidence submitted at the hearing, the Board is satisfied that the requirements of Section

502.1 of the Baltimore County Zoning Regulations have been satisfied, and will grant the Special Exception request subject to restrictions contained in the order. Variances may be granted by the Board pursuant to Section 307.1 of the Baltimore County Zoning Regulations, and interpretive requirements set forth in Cromwell v. Ward. There is no question but this is a very unique site, small in size, consisting of approximately .44 acres with 90' frontage on Windsor Mill Road, 125' frontage on Woodlawn Drive. Additionally, it is quite unusual to find a site anywhere in the area with a channelized stream which would be very expensive to cover over along with the present configuration of the lot which precludes 17 parking spaces as presently required by the Code.

Additionally, along with the stream and the small size of the site, there was certainly the uniqueness of the structure which resides on the site and the limitations which were imposed from its usage as a "volunteer fire department." Based upon the testimony offered at the hearing, it would be virtually impossible to convert this facility into any residential use or commercial office use, so that the highest and best use of the structure is to continue it in some form of a service garage utilizing the unique bay structure. Having found uniqueness, the Board is required to assess the practical difficulty aspect.

Any particular hardship or practical difficulty must be related to the particular property of the protestant and not to the petitioner. A prerequisite to the granting of a zoning variance is

the presence of an exceptional and unique hardship to the individual landowner, unique and different, not shared by others in the area.

There is no question, based on the testimony and evidence presented at the hearing, that there is not sufficient space on the subject site to accommodate the required 17 spaces mandated by the Baltimore County Zoning Regulations to permit this site to function as an on-site service garage and still meet the present zoning requirements.

It is obvious to the Board that, without the requested variances imposed with conditions set by the Board, the Petitioners would sustain both practical difficulty and unreasonable hardship, resulting in ownership of the building without any reasonable probability that either the site or building could be used for any other functional use except as a service garage. The Board is convinced that the granting of the special exception and variances, with restrictions contained within the Order of this Board, would not harm the health, safety, and general welfare of the community.

O R D E R

IT IS THEREFORE, this 28th day of July, 1997 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Reclassification from R.O. to B.L. be and is hereby GRANTED; and it is further

ORDERED that the Petition for Special Exception to establish a service garage at the subject site be and is hereby GRANTED

subject to the following conditions and restrictions:

- (1) Storage and parking of any vehicles to be repaired shall not be permitted on any public street; and any storage shall be limited to currently licensed passenger vehicles.
- (2) No parking of any outwardly damaged vehicles shall be permitted outside the building; nor shall any repair work be performed outside the building, except for quick repairs not to exceed 10 - 15 minutes on each such vehicle. No body work is to be permitted. Normal hours of operation shall be 8 a.m. - 6 p.m. Monday - Friday and 8 a.m. - 3 p.m. Saturday.
- (3) All accessory structures shall be removed from the site prior to the issuance of a change of occupancy permit, with no new buildings permitted on the site.
- (4) Outside signage to be permitted on exterior of building in accordance with Petitioner's Exhibit #6 subject to existing limitations imposed by currently existing Baltimore County sign regulations.
- (5) The rear of the property is to be fenced and screened as mandated by Section 405A of the Baltimore County Zoning Regulations.
- (6) Lights shall be wall-mounted near the roof, perpendicular to the building, and shall be shaded so as not to shine on adjoining proprietor.
- (7) The entire site shall be paved; and it is further

ORDERED that the following Petitions for Variance be and are hereby GRANTED.

- (1) A variance to permit 12 on-site parking spaces in lieu of the required 17 parking spaces.
- (2) A variance to permit parking space dimensions as small as 8 x 14 feet in lieu of the required 8.5 x 18 or 7.5 x 21 foot spaces.
- (3) A variance to permit non-conforming parking spaces to substandard aisles.
- (4) A variance to permit a parking setback of zero feet to the street line in lieu of the required 10 feet.

- (5) A complete landscaping and screening plan shall be submitted to; and, approved by the Office of Planning prior to the issuance of a change of occupancy permit.
- (6) A revised and documented site plan shall be submitted to reflect the decision of the Board and the order contained therein.

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


COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY



Charles L. Marks, Acting Chairman



Kristine K. Howanski



Lawrence M. Stahl



CR-97371-A

Petition for Reclassification to the Board of Appeals of Baltimore County for the Property at 6423 Windsor Mill Road

(Documented Site Plan)

This Petition shall be filed with the Department of Permits & 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law

of Baltimore County, from an RO zone to a BM zone, for the reasons given in the attached and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

N/A

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

See Reasons in Support, attached.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

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):

Woodlawn Volunteer Fire Department

(Type or Print Name)

Leary M. Beach III

Signature

Leary M. Beach III

(Type or Print Name)

Signature

Woodlawn Drive 887-1371

Address

Woodlawn, MD 21207

City

State

Zip Code

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

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams

Name 700 Nottingham Centre
502 Washington Avenue

823-7800

Address

Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing the following dates

Next TWO Months

ALL OTHER

REVIEWED BY: DATE

371

Contract Purchaser/Leases:

Mark Silverman

(Type or Print Name)

Signature

2110 Gwynn Oak Avenue

Address

Baltimore

MD

21207

City

State

Zip Code

Attorney for Petitioner:

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams

(Type or Print Name)

Signature

700 Nottingham Centre
502 Washington Avenue

823-7800

Address

Towson

MD

21204

City

State

Zip Code

ok to file JRF 3/4/97

Reasons In Support
Requested BR or BM Zoning
for the Former Woodlawn Volunteer Fire Department
6423 Windsor Mill Road

1. Since the mid 1960's, Woodlawn Volunteer Fire Department ("Woodlawn VFD") has used the premises at 6423 Windsor Mill Road for a 24 hour per day, 365 day per year fire station, i.e. a service garage for fire engines and ambulances.
2. In 1995, Woodlawn VFD moved to new quarters, a \$1.5 Million Dollar station a block to the south on Woodlawn Drive.
3. The "old" station, dating from the 1960's, is vacant, deteriorating and off the tax rolls.
4. It is vital for the health of the Woodlawn village that the property be restored to active use.
5. That the present RO zoning does not reflect its service garage use and was and is erroneous. The correct zoning is BM or BR.
6. That Mark Silverman, a 24 year old entrepreneur from Woodlawn, wishes to move his Absolute Auto Care from its rented quarters to this site in a refurbished fire station.
7. That this documented site plan case would assure Woodlawn that the fire station will remain, and that it will house the Absolute Auto Care use, a local garage.
8. That instead of 24 hours per day, 365 days per year, Absolute Auto Care would be open 6 days weekly, 7 A.M. to 8 P.M.
9. That the Woodlawn VFD has had no interest in the property for RO office use, and the building is not conducive to such use with two, high ceiling, truck bays with large doors.
10. That the outside of the site would remain essentially as is, with signage as permitted by law.
11. That the requested BR or BM zoning is correct, good for the community, good for the fire service and good for Mr. Silverman and his customers.

Respectfully submitted,



Newton A. Williams
Nolan, Plumhoff & Williams, Chtd.
Suite 700 - Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204
(410) 823-7800

**Variances from the Parking Regulations to
Reuse Existing, Paved, Striped, Tight Site,
Former Woodlawn Volunteer Fire Department**

1. Section 409.6 - Twelve (12), on site spaces for the required Seventeen (17) spaces;
2. Section 409.3 - Parking Space Dimensions
 - a. Undersized spaces - as shown on the plat as small as 8 x 14 feet in lieu of the required 8.5 x 18 or 7.5 x 21 foot spaces
3. Section 409.4 - No vehicular travelways; i.e. direct access to aisles.
 - a. Substandard aisle width as shown; i.e. as narrow as 12 feet in lieu of the required 20 feet
 - b. Non-adjoining parking spaces to substandard aisles as shown
4. Section 409.8A -
 1. Design, Screening and Landscaping as shown, i.e. no screening or landscaping, in lieu of the requirements of the Landscaping Manual and all other manuals;
 4. A distance to the street line of zero (0) feet in lieu of the required ten (10) feet.

Reasons in Support

1. This is a unique, fully built, fully paved site;
2. There is no room to reconfigure and meet requirements due to building and street location;
3. That the existing parking works in the field for busy fire station and will save this proposed service garage.
4. That without the requested variances, the Petitioners will sustain practical difficulty and unreasonable hardship.
5. That without the requested variances, this vacant site will harm the health, safety and welfare of the Woodlawn Village.

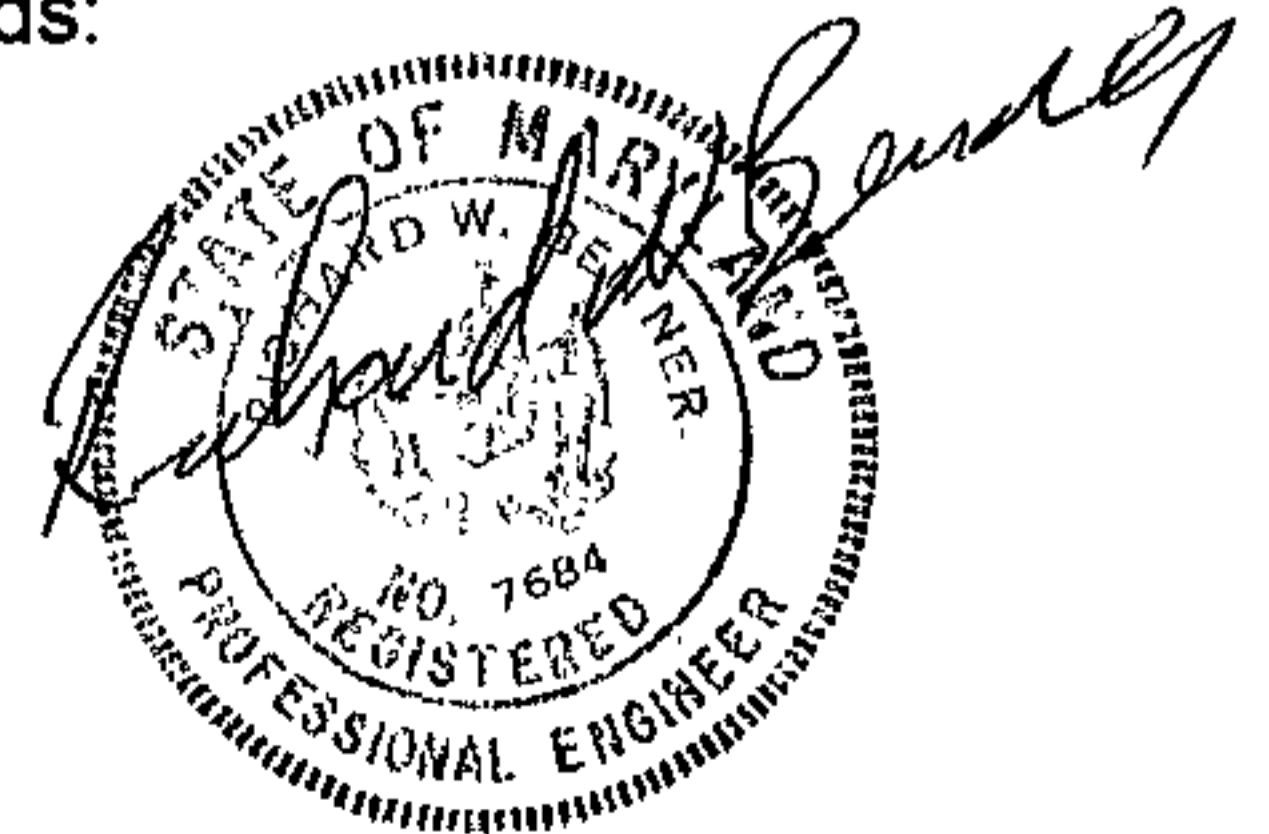
Zoning Description

6423 Windsor Mill Road
(2nd Election District)

Beginning for the same at the southeast corner of Windsor Mill Road, 60 feet wide, and Woodlawn Drive, 70 feet wide, and running thence binding on southwest side of said Windsor Mill Road the two following courses and distances:

1. North 87 degrees 45 minutes 19 seconds East 31.40 feet
2. South 54 degrees 00 minutes 00 seconds East 80.83 feet to the northwest side of a fifty-foot Stream Channelization and running thence binding on the sides of said Stream Channelization the three following courses and distances:
 3. South 37 degrees 00 minutes 00 seconds West, 56.77 feet
 4. Westerly by a curve to the right, R=75.00 feet, L=117.83 feet
 5. North 53 degrees 00 minutes 00 seconds West 55.63 feet to the southeast side of said Woodlawn Drive and running thence, binding on the southeast side of said Woodlawn Drive, the two following courses and distances:
 6. Northeasterly by a curve to the left, R=1235.00 feet, L=50.40 feet.
 7. North 49 degrees 29 minutes 00 seconds East 63.02 feet to the place of beginning as recorded in the four following deeds:

Liber 4073, Folio 141
Liber 3717, Folio 66
Liber 2672, Folio 110
Liber 1399, Folio 423



Saving and excepting property conveyed to Baltimore County as shown on Plat RW61-195-3.

CERTIFICATE OF POSTING

RE: Case No.: CR-97-371-A

Petitioner/Developer: Woodlawn

Vol. Fire Dept.

Date of Hearing/Closing: May 8, 1997

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at S.E.C. OF

WINDSOR MILL RD & WOODLAWN DR.

The sign(s) were posted on 4/22/97
(Month, Day, Year)

Sincerely,

Gary C. Freund 4/22/97
(Signature of Sign Poster and Date)

GARY C. FREUND
(Printed Name)

(Address)

(City, State, Zip Code)

887-3352
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: CR-97-371-A

Petitioner/Developer: Woodlawn

VFC

Date of Hearing/Closing: 5/8/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

2ND POSTING

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at Windsor Mill Rd +

Woodlawn Drive (#6423 Windsor Mill Road)

The sign(s) were posted on 05-05-97
(Month, Day, Year)

Sincerely,

Hope Pinkard

(Signature of Sign Poster and Date)

Hope Pinkard

(Printed Name)

111 W. Chesapeake Ave.

(Address)

Towson, MD 21204

(City, State, Zip Code)

410-887-8099

(Telephone Number)

RECEIVED
COUNTY BOARD OF APPEALS

97 MAY -6 AM 11:00

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

Case Number CR-97-371-A
6423 Windsor Mill Road
SEC Windsor Mill Road and
Woodlawn Drive
2nd Election District
2nd Councilmanic
Legal Owner(s):
Woodlawn Volunteer Fire De-
partment
Contract Purchaser:
Mark Silverman

Reclassification from R.O. to
B.M. Variance to permit 12
on-site spaces in lieu of the re-
quired 17 spaces; to permit
parking space dimensions as
small as 8 x 14 feet in lieu of
the required 8.5 x 18 or 7.5 x
21 foot spaces; to permit an
aisle width as narrow as 12
feet in lieu of the required 20
feet; to permit non-adjoring
parking spaces to substan-
dard aisles; to permit no
screening or landscaping in
lieu of the requirements of the
Landscaping Manual and all
other manuals; and to permit a
parking setback of zero feet to
the street line in lieu of the re-
quired 10 feet.

HEARING: THURSDAY, MAY
8, 1997 at 10:00 a.m. in Room
48, Old Courthouse, 400
Washington Avenue, before
the County Board of Appeals.

ROBERT O. SCHUETZ,
Chairman
County Board of Appeals

4/057 April 3

C131817

TOWSON, MD., 4/3, 1997

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 4/3, 1997.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

~~Publication~~

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 032644

CR-97-371-A

DATE 3-4-97 ACCOUNT 001-6181

AMOUNT \$ 750.00

RECEIVED FROM: Nolan, Plumbhoff & Williams

02 Variance - - - 250
076 Out of Cycle - 500
Reclass

ITEM # 371
Taken by: JEF

FOR: _____

6423 Windsor Mill Rd 03/04/97 \$750.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



County Board of Appeals of Baltimore County

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

March 28, 1997

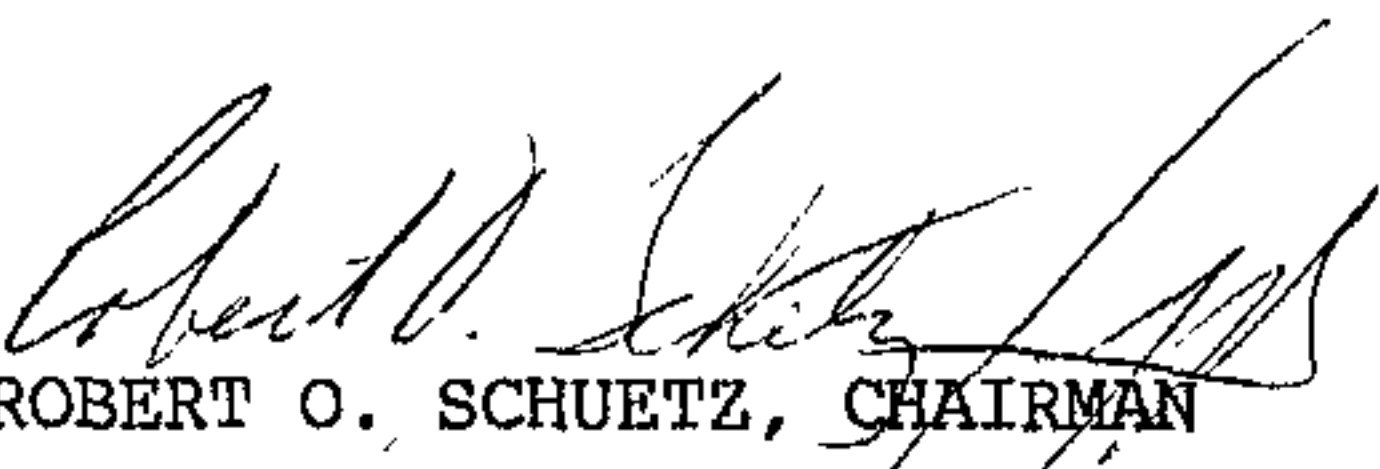
NOTICE OF HEARING

CASE NUMBER: CR-97-371-A
6423 Windsor Mill Road
SEC Windsor Mill Road and Woodlawn Drive
2nd Election District - 2nd Councilmanic
Legal Owner(s): Woodlawn Volunteer Fire Department
Contract Purchaser: Mark Silverman

Reclassification from R.O. to B.M.

Variance to permit 12 on-site spaces in lieu of the required 17 spaces; to permit parking space dimensions as small as 8 x 14 feet in lieu of the required 8.5 x 18 or 7.5 x 21 foot spaces; to permit an aisle width as narrow as 12 feet in lieu of the required 20 feet; to permit non-adjoining parking spaces to substandard aisles; to permit no screening or landscaping in lieu of the requirements of the Landscaping Manual and all other manuals; and to permit a parking setback of zero feet to the street line in lieu of the required 10 feet.

HEARING: THURSDAY, MAY 8, 1997 at 10:00 a.m. in Room 48, Old Courthouse, 400 Washington Avenue, before the County Board of Appeals.


ROBERT O. SCHUETZ, CHAIRMAN
COUNTY BOARD OF APPEALS

cc: Woodlawn Volunteer Fire Department
Mark Silverman
Newton A. Williams, Esq.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 2, 1998
Permits & Development Management

FROM: Charlotte E. Radcliffe *CR*
County Board of Appeals

SUBJECT: Closed File: Case No. CR-97-371-A
Woodlawn Volunteer Fire Department, L.O.
Mark Silverman, C.P.
2nd E; 2nd C

As no further appeals have been taken in the above captioned case, we are hereby closing the file and returning same to you herewith.

Attachment (Case File No. CR-97-371-A)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Robert O. Schuetz, Chairman
Baltimore County Board of Appeals

DATE: April 23, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: CASE NO. CR-97-371-A
WOODLAWN VOLUNTEER FIRE COMPANY
6423 WINDSOR MILL ROAD

At its regularly scheduled monthly meeting on February 20, 1997, the Baltimore County Planning Board voted in accordance with Section 2-356 (I) of the County Code, to certify to the County Council that early action upon the Petition for Zoning Reclassification of the subject property was manifestly required.

The County Council unanimously approved a Resolution approving the Planning Board's certification on March 17, 1997.

Enclosed herewith is a copy of the report of the Office of Planning.


Arnold F. "Pat" Keller, III

AFK:JL
c371a.doc

RECEIVED
COUNTY BOARD OF APPEALS
97 APR 29 PM 7:37

ZONING ADVISORY COMMITTEE
MEETING OF MARCH 31, 1997

Case Number: CR-97-371-A

Item Number: 371

Legal Owner: Woodlawn Volunteer Fire Department

Contract Purchaser: Mark Silverman

Location: SEC Windsor Mill Road and Woodlawn Drive
(#6423 Windsor Mill Road)

Existing Zoning: R.O.

Proposed Zoning: Reclassification to B.M. Variance to permit 12 on-site spaces in lieu of the required 17 spaces; to permit parking space dimensions as small as 8 x 14 feet in lieu of the required 8.5 x 18 or 7.5 x 21 foot spaces; to permit an aisle width as narrow as 12 feet in lieu of the required 20 feet; to permit non-adjoining parking spaces to substandard aisles; to permit no screening or landscaping in lieu of the requirements of the Landscaping Manual and all other manuals; and to permit a parking setback of zero feet to the street line in lieu of the required 10 feet.

Area: .4395 acre

District: 2nd Election District
2nd Councilmanic District

Attorney: Newton A. Williams

Miscellaneous: Flood Zone "A" (property)
Flood Zone "C" (building)
Zoning Case #64-25-XA

Draft Cover :

WOODLAWN VOLUNTEER FIRE COMPANY
6423 Woodlawn Drive, at the corner of
Windsor Mill Road, opposite Woodlawn
Police Headquarters

CR-97- 371-A
(Out-of-Cycle)

Election District
2nd Councilmanic District

From R.O. to B.M. or B.L.

February 20, 1997 Planning Board Meeting and recommendation for
early action.

March 17 Approved by County Council.

Petition for Reclassification filed by F.
Vernon Boozer, Esquire, on behalf of
Petitioner.

Newton A. Williams, Esquire
NOLAN, PLUMHOFF & WILLIAMS, CHTD.
Suite 700, Nottingham Centre
520 Washington Avenue
Towson, MD 21204

Counsel for Petitioner

Woodlawn Volunteer Fire Company
c/o Newton A. Williams

Legal Owner /Petitioner

James Earl Kraft /Bd of Education
People's Counsel for Baltimore County
Pat Keller
Jeffrey Long
Lawrence E. Schmidt
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

CR-97-371-A /Woodlawn Volunteer Fire Company
Windsor Mill Road, opposite Woodlawn Police Headquarters
2nd Councilmanic District

5/08/97 -Hearing concluded before Board. Deliberated at conclusion of same; Petition for Reclassification to B.L. granted; SE and VAR granted; written Opinion and Order to be issued; appellate period to run from date of written Order. (C.K.L.)

ZONING ADVISORY COMMITTEE AGENDA DISTRIBUTION MEETING OF MARCH 31, 1997

\$ Distributed at Meeting
* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

- # Board of Appeals (Kathi Bianco); MS #2013
- * Zoning Commissioner's Office (Lawrence Schmidt); MS #2112
- # PDM, Zoning Review H.O. Hearing File (Gwendolyn Stephens)
- # PDM, Zoning Review Work File (Roslyn Eubanks)
- * PDM, Project Management (David Flowers)
- * PDM, Code Enforcement (Helene Kehring)
- * PDM, Zoning Review (John Alexander)
- \$& PDM, Development Plans Review (Robert W. Bowling)
- \$* Planning Office Director (Pat Keller)
- # Planning Office (Jeffrey Long)
- * Recreation and Parks (Jean Tansey); MS #52
- # DEPRM (Bruce Seeley) - 2 plats
- * DEPRM, Air Quality Management (Jerry Siewierski); MS #3404
- & State Highway Administration, Access Permits Division (David N. Ramsey)
- & PDM, Building Plans Review (Lt. Robert Sauerwald); MS #1102F
- * Economic Development Commission, Business Develop. (Robert Hannon); MS #2M07
- * Highways (Tim Burgess); MS #1003
- * Community Development (David Fields); MS #1102M
- + People's Counsel (Peter Zimmerman); MS #2010
- * Honorable McIntire, County Council, District 3; MS #2201
- # IF CRITICAL AREA, Maryland Office of Planning (Bill Carroll)
- # IF ELDERLY HOUSING, Community Development; MS #1102M
- # IF FLOODPLAIN, Department of Natural Resources (John Joyce)
- # IF FLOODPLAIN, Public Works (David Thomas); MS 1315

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with your office or department's code, standards or regulations. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" before the hearing date. If no written response is received by the committee before this hearing date, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number or case number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Roslyn Eubanks. If you have any questions regarding these zoning petitions, please contact either Sophia Jennings or Carl Richards at 887-3391 (FAX - 887-5708).

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: March 25, 1997

TO: Baltimore County Zoning Advisory Committee

FROM: W. Carl Richards, Jr.
Zoning Supervisor (887-3391)

SUBJECT: Out-of-Cycle Documented Zoning Reclassification Petition
Case Number CR-97-371-A
Legal Owner: Woodlawn Volunteer Fire Department
Contract Purchaser: Mark Silverman
Address: 6423 Windsor Mill Road
Description: SEC Windsor Mill Road and Woodlawn Drive
2nd Election District; 2nd Councilmanic District

THE ABOVE REFERENCED PETITION HAS BEEN EXEMPTED FROM THE REGULAR CYCLICAL BI-YEARLY ZONING RECLASSIFICATION PROCEDURE BY CERTIFICATION OF THE BALTIMORE COUNTY PLANNING BOARD ON FEBRUARY 20, 1997 AND BY RESOLUTION #18-97 OF THE BALTIMORE COUNTY COUNCIL DATED MARCH 17, 1997 (ATTACHED). PURSUANT TO SECTION 2--356(I) OF THE BALTIMORE COUNTY CODE, THE COUNTY BOARD OF APPEALS HAS SET A VERY EARLY HEARING DATE OF MAY 8, 1997. YOU ARE REQUESTED TO EXPEDITE YOUR REVIEW AND FORWARD YOUR COMMENTS TO THIS OFFICE UNDER THE ABOVE REFERENCE PRIOR TO THE HEARING DATE. IF YOU NEED ADDITIONAL MATERIALS TO COMPLETE YOUR COMMENTS, YOU SHOULD CONTACT THE ENGINEER, ATTORNEY, OR MYSELF IMMEDIATELY.

WCR:scj

Revised 9/26/96

CASE NO. CR-97-371-A

PETITIONER:

Woodlawn Volunteer Fire Company, owner - Mark Silverman, contract purchaser

REQUESTED ACTION:

Reclassification to BM (Business, Major). Variances from Section 409.6 to permit 12 parking spaces in lieu of the required 17 spaces; from section 409.3 to permit undersized spaces as small as 8 x 14 feet in lieu of the required 8.5 x 18 or 7.5 x 21 foot spaces; from Section 409.4 to permit a substandard aisle width as narrow as 12 feet in lieu of the required 20 feet and non-adjointing parking spaces to substandard aisles; and from Section 409.8A to permit design, screening and landscaping which does not comply with the Baltimore County Landscape Manual and all other requirements, and a distance to the street line of zero feet in lieu of the required 10 feet.

EXISTING ZONING:

RO (Residence, Office)

LOCATION:

Southeast corner of Windsor Mill Road and Woodlawn Drive

AREA OF SITE:

19,145 sq. ft.

ZONING OF PROPERTY/USE:

North: DR 5.5 - Single-family, detached dwellings

South: DR 16 - Single-family, detached dwellings

East: DR 5.5 - Police Station

West: DR 16 - Apartment complex

SITE DESCRIPTION:

The site is improved with a fire station that is currently not in use.

WATER AND SEWERAGE:

The area is served by public water and sewer, and is designated as W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

TRAFFIC AND ROADS:

The site has direct access to Woodlawn Drive, a local collector road.

ZONING HISTORY:

The zoning of the site was changed from DR-16 to RO in 1988.

MASTER PLAN / COMMUNITY PLANS:

The Woodlawn/Liberty Community Plan, which was adopted by the County Council on May 17, 1993, designates the subject property for commercial use.

PROPOSED vs. EXISTING ZONING:

Regulations governing the RO zone may be found in Section 203 of the Baltimore County Zoning Regulations (BCZR). The RO zone was created to accommodate houses converted to office buildings (class A) and small (class B) office buildings in predominately residential areas on sites adjacent to commercial activity, heavy traffic, or other similar factors. The regulations for the BM zone may be found in Section 233 of the BCZR. The BM zone permits a wide range of uses in addition to those permitted in the BL zone. Density is regulated by a floor area ratio of 4.0. Density is realistically limited by parking requirements, as well as economic and environmental constraints.

DOCUMENTED SITE PLAN:

The Documented Site Plan (DSP) indicates that the former fire station's exterior will not be altered in any manner. The location of parking places is identified, and a small storage area is delineated on the northwest property corner. In addition, the DSP indicates that a 25 feet high, 50 square foot, double-faced pylon sign is proposed for the northeast corner of the property at the intersection of Woodlawn Drive and Windsor Mill Road.

OFFICE OF PLANNING ANALYSIS AND RECOMMENDATION:

The Woodlawn Volunteer Fire Company operated from the subject site from 1965 until 1995, at which time construction of the new Woodlawn Volunteer fire station was completed. The interior of the former fire station is in poor condition. Since the building was originally designed to function as a fire station, the cost of renovation to accommodate reuse of the building for office purposes would probably be cost prohibitive. Consequently, there is no reasonable use of the property under the current zoning classification.

The Woodlawn/Liberty Community Plan, in addressing the community's image, states, "There must be coordinated efforts to improve the Woodlawn/Liberty area's image. An

improved image could result in attracting new residents and prosperous businesses, and instill current residents with pride to continue to maintain and support their community.” As is typical with most vacant properties, the condition of the subject site is deteriorating and time will only exacerbate this condition. Therefore, given the interior design of the site which was originally meant to accommodate the servicing of fire company vehicles, the contract purchaser’s plan to establish a service garage at this location would appear to be a “good fit.”

The need for several variances points out that this site is, in fact, very small and constrained due to the existing site improvements. These site constraints involve deficiencies in terms of parking spaces (both number and size), substandard aisle width, and the inability to provide required landscaping. While the Office of Planning is obviously concerned about the above mentioned deficiencies, we believe that the impact of the variances can be mitigated by the imposition of the following conditions/restrictions:

- 1) Storage should be limited to currently licensed passenger vehicles.
- 2) All accessory structures should be removed from the site prior to the issuance of a change of occupancy permit.
- 3) The applicant should meet with the Office of Planning to devise a landscaping and screening plan, which plan must ultimately meet the approval of the Office of Planning prior to the issuance of a change of occupancy permit.
- 4) Advertising signs should be limited to one ground mounted sign in order to preserve the site of this long-standing Woodlawn landmark, and to insure compatibility with the Woodlawn Police Station and the new Woodlawn Volunteer Fire Company, which are public buildings located in close proximity to subject site.

Based upon a review of the information provided and analysis conducted, this office recommends that the applicant’s site be rezoned to the BM classification as conditioned by the Documented Site Plan and any condition or restriction which may be imposed by the Board of Appeals.

MISTAKE/CHANGE/ERROR:

It is the position of the Office of Planning that the Baltimore County Council erred when the Comprehensive Zoning Maps were last approved, in that the existing zoning of the property does not provide for a reasonable use.

AFK/JL
c/msoffice/winword/cycle/wood.doc



Baltimore County
Planning Board

97-808
2/25/97
TO WOODLAWN
FYD
97-371-A

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3495
Fax: (410) 887-5862

February 21, 1997

Hon. Joseph Bartenfelder
Chairman, Baltimore County Council
County Courthouse
Towson, MD 21204

Re: Certification on Reclassification
Petition - 6423 Woodlawn Drive

Dear Councilman Bartenfelder:

At a regularly scheduled meeting on February 20, 1997, the Baltimore County Planning Board voted, in accordance with Section 2-356(l) of the County Code, to certify to the County Council that early action upon the petition for zoning reclassification of the Woodlawn Volunteer Fire Company is manifestly required.

Enclosed is the report on this matter by the Office of Planning, as accepted by the Planning Board. The Planning staff will be pleased to assist the Council in the consideration of this matter.

Sincerely,

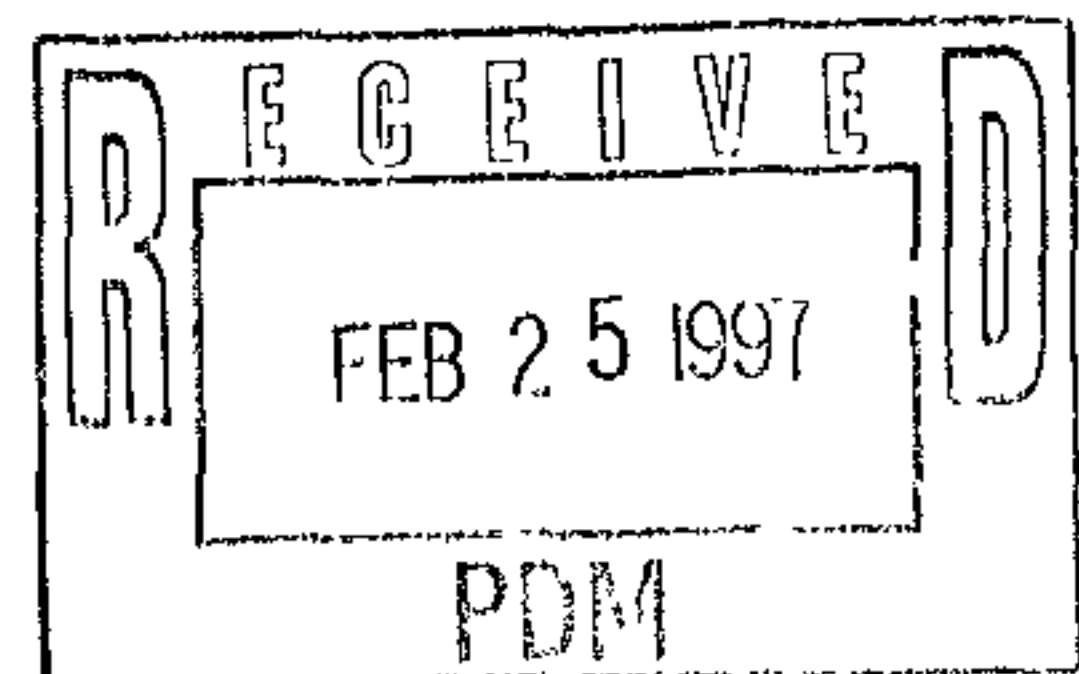
Arnold F. 'Pat' Keller, III
Secretary

AFK/TD/rh

Enclosure

- cc: Members, Baltimore County Council
- Merreen E. Kelly, Administrative Officer
- Thomas Peddicord, Legislative Counsel/Secretary
- Brian Rowe, County Auditor
- Virginia W. Barnhart, County Attorney
- Patrick Roddy, Assistant County Attorney
- Robert J. Barrett, Spec. Asst. to the Co. Executive
- Robert O. Schuetz, Chairman, Board of Appeals
- Arnold Jablon, Director, Permits & Development Management
- Peter Max Zimmerman, People's Counsel
- Newton A. Williams, Petitioner's Attorney

WOODLWN.CER/PZONE/TXTRLH





County Council of Baltimore County

Court House, Towson, Maryland 21204

(410) 887-3196

Fax (410) 887-5791

Stephen G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Douglas B. Riley
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Bartenfelder
SIXTH DISTRICT

Louis L. DePazzo
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

March 18, 1997

Robert O. Schuetz, Chairman
Baltimore County Board of Appeals
400 Washington Avenue - Room 49
Towson, Maryland 21204

Dear Mr. Schuetz:

Attached please find a copy of Resolution 18-97 to approve the Planning Board's certification that the zoning reclassification petition filed by the Woodlawn Volunteer Fire Department for the property located at 6423 Woodlawn Drive and situated in the Second Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356(c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

This Resolution was unanimously approved by the County Council at its March 17, 1997 meeting and is being forwarded to you for appropriate action.

Sincerely,

A handwritten signature in cursive script, reading "Thomas J. Peddicord, Jr.", written in black ink.

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

R01897.

4 22 1997

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1997, Legislative Day No. 6

Resolution No. 18-97

CR-97-371-A

Mr. Kevin B. Kamenetz, Councilman

By the County Council, March 17, 1997

A RESOLUTION of the Baltimore County Council to approve the Planning Board's certification that the zoning reclassification petition filed by the Woodlawn Volunteer Fire Department for the property located at 6423 Woodlawn Drive and situated in the Second Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356(c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

WHEREAS, the Planning Board, by Resolution dated February 20, 1997, has certified that early action on the Petition for Zoning Reclassification filed by the Woodlawn Volunteer Fire Department, requesting a reclassification of the above described property is manifestly required in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 2-356(i), may approve said certification and exempt the Petition for Zoning Reclassification from the regular procedures of Section 2-356.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the certification by the Planning Board that early action on the zoning reclassification petition filed by the Woodlawn Volunteer Fire Department be and the same is hereby approved; and

BE IT FURTHER RESOLVED, that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-356(i) of the Baltimore County Code.



Baltimore County
Office of Planning


401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3211
Fax: (410) 887-5862

TO: Baltimore County Planning Board DATE: February 7, 1996
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning
SUBJECT: 6423 Woodlawn Drive

The attached letter from Newton A. Williams, Esquire, on behalf of the Woodlawn Volunteer Fire Department, requests certification by the Planning Board for out-of-cycle action on a zoning petition for reclassification of the subject property from RO to BM or BR.

Section 2-356(j) of the Baltimore County Code authorizes the Planning Board to certify to the County Council that expedited scheduling of a reclassification hearing by the Board of Appeals "is manifestly required in the public interest or because of emergency." Neither the certification by the Planning Board nor a concurrence by the County Council would constitute an opinion on the merits of the petition; the effect is simply to take the petition out of the normal cycle zoning schedule for an earlier hearing.

The subject request for certification has been reviewed by planning staff and without taking a position on the merits of the case, we recommend to the Board that certification for early action upon this zoning classification petition is required.


Arnold F. 'Pat' Keller, III

AFK:JL:rh

Attachment

NEWTON A WILLIAMS
THOMAS J. RENNER
WILLIAM P ENGLEHART, JR
STEPHEN J. NOLAN*
ROBERT L HANLEY, JR
ROBERT S GLUSHAKOW
STEPHEN M SCHENNING
DOUGLAS L BURGESS
ROBERT E CAHILL, JR
C WILLIAM CLARK
E BRUCE JONES**
STUART A SCHADT

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS

CHARTERED

SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX (410) 296-2765

JAMES D NOLAN
(RETIRED 1980) *
J EARLE PLUMHOFF
(1940-1988)
RALPH E DEITZ
(1918-1990)

WRITER'S DIRECT DIAL
823 7856

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

January 31, 1997

Mr. Patrick Keller
Director
Office of Planning and Zoning
Courts Building - Fourth Floor
Towson, Maryland 21204

Honorable Kevin Kamenetz
Second District Councilman
County Council
Courthouse
Towson, Maryland 21204

Re: Requested Consideration of the Woodlawn Volunteer Fire Department Property
for Out-of-Cycle Zoning Consideration, In The Public Interest
6423 Woodlawn Drive, Woodlawn

Dear Mr. Keller and Councilman Kamenetz:

**TO BETTER SERVE WOODLAWN
WOODLAWN V.F.D. MOVED**

The Woodlawn Volunteer Fire Department moved from its 6423 Woodlawn Drive location in 1995. Unfortunately, Woodlawn had not resold this garage site zoned RO.

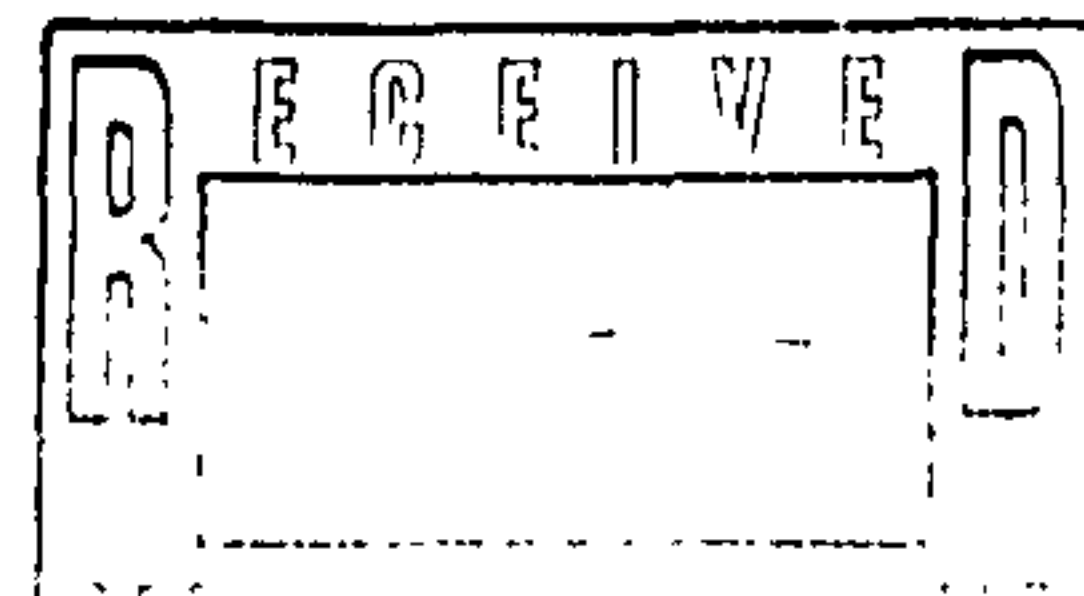
As I have recently told Councilman Kamenetz, and various Planning Office personnel, we are proud to represent Mr. Mark Silverman, the owner of Absolute Auto, the contract purchaser of this surplus, somewhat deteriorated volunteer fire department property.

The Woodlawn Volunteer Fire Department, as noted, moved from its former location at 6423 Woodlawn Drive at the corner of Windsor Mill Road, immediately opposite the Woodlawn Police Headquarters, parking area and Detention Center, to new quarters nearby on Woodlawn Drive.

ADAPTIVE REUSE AS SERVICE GARAGE

Unfortunately, Woodlawn Volunteer Fire Department was not aware of this corner's RO zoning, and has been making efforts for more than a year to sell this property for adaptive reuse, without success until now, with Mr. Silverman's proposal to recycle as a service garage use.

The bottom line is that this property just cannot be utilized with RO zoning in its present basically volunteer fire department configuration. Happily, Mr. Silverman can use the site and building while retaining their traditional appearance.



NEWTON A WILLIAMS
THOMAS J RENNER
WILLIAM P ENGLEHART, JR
STEPHEN J. NOLAN*
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Second District Councilman
County Council
Courthouse
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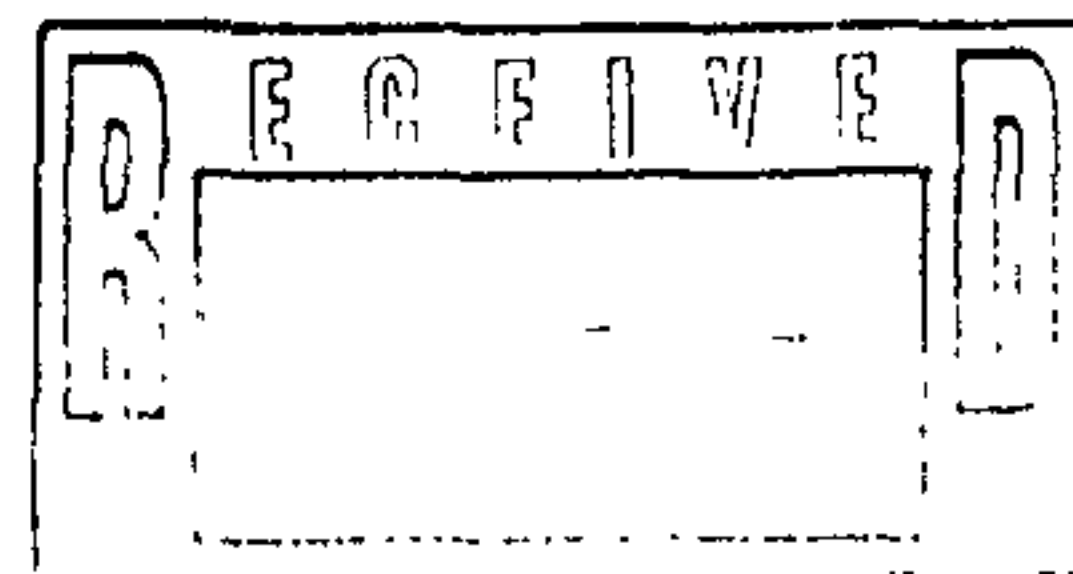
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Mr. Patrick Keller
Honorable Kevin Kamenetz
January 31, 1997
Page two

In approximately 1965, Woodlawn Volunteer Fire Department built the present headquarters now at 6423 Woodlawn Drive. At that time, Woodlawn Drive was brand new.

The property is at the southeast corner of Woodlawn Drive and Windsor Mill Road. The Woodlawn Police Station (which is in effect a service garage, since numerous police cars are stored there), is directly opposite across Windsor Mill Road.

SITE ADJOINS WOODLAWN COMMERCIAL HUB

The commercial hub of Woodlawn adjoins this property immediately to the east and southeast, and includes the BL-CNS and BL zoning centering on the intersection of Gwynn Oak Avenue and Windsor Mill Road.

For years the Woodlawn Volunteer Fire Department garaged and did routine maintenance service on at least two major fire engines, and several ambulances, at this location, on a twenty-four hour a day, 365 day per year basis.

THE WOODLAWN VILLAGE, MARK SILVERMAN AND ABSOLUTE AUTO

My client, Mark Silverman, is a lifelong resident of Baltimore County and presently operates his auto repair business, known as Absolute Auto from 2110 Gwynn Oak Avenue, approximately a block and a half from this location. Mr. Silverman has been informed by his landlord, that he will be needing the renovated, former service station, and hence, Mr. Silverman is looking for new quarters.

Essentially, the appearance of the former Fire Station site and building would be retained, and the interior of the abandoned fire station, (which is in very poor condition, due to a leaking roof), will be fixed up and brought back to its 1960's appearance. It is a familiar Woodlawn landmark since the 1960's, and would remain so under our proposal.

Mr. Silverman employs approximately five persons, including himself and his father, and he works on cars in the community of Woodlawn and wishes to remain there.

THE NEW STATION'S COST AND DEBT

The new Woodlawn Volunteer Fire Department headquarters was built at a cost in excess of \$1,500,000.00, and is located less than a block to the southwest on Woodlawn Drive.

Mr. Patrick Keller
Honorable Kevin Kamenetz
January 31, 1997
Page three

Like all building owners, there is a significant mortgage debt to build this fire station. One of the primary ways which this cost can be recouped, is to sell the former headquarters for appropriate reuse.

This station not only serves the area, but saves the County much in tax dollars, services and volunteer service.

THE NEED OF THE VOLUNTEER COMPANY

The Woodlawn Volunteer Fire Department is in serious financial need, and hence they would prefer not to have to wait out the entire April to October, 1997 zoning cycle, to determine if this documented site plan case will succeed. Hence, we are asking for out-of-cycle treatment, as accorded to other worthy applicants.

Mr. Silverman will be asking for either BM, Business Major, or BR, Business Roadside, with a documented site plan utilizing the existing building and site, refurbished and brought up to 1997 standards.

OUT-OF-CYCLE STATUS IN THE PUBLIC INTEREST

Accordingly, we would respectfully request that the Planning Staff, upon review, recommend out-of-cycle treatment for the Woodlawn Volunteer Fire Department property, pursuant to the provisions of Section 2-356(I) of the Baltimore County Code. There is no question in our mind, and we trust that you will agree, that it will be "manifestly required in the public interest or because of emergency" to consider this documented, adaptive reuse case out-of-cycle. Actually, it is both an emergency for this quasi public fire company, and it is in the public interest to help the Fire Company help itself.

We are enclosing a copy of a portion of the site plan, as well as photographs of the existing fire station which speak for volumes about the need to keep this Woodlawn corner attractive and viable.

Of course, we would be glad to respond to any questions or comments, and we are hopeful that this matter can be placed on the Planning Board Agenda for February 20, for consideration by the Council, hopefully in March.

Mr. Patrick Keller
Honorable Kevin Kamenetz
January 31, 1997
Page three

Like all building owners, there is a significant mortgage debt to build this fire station. One of the primary ways which this cost can be recouped, is to sell the former headquarters for appropriate reuse.

This station not only serves the area, but saves the County much in tax dollars, services and volunteer service.

THE NEED OF THE VOLUNTEER COMPANY

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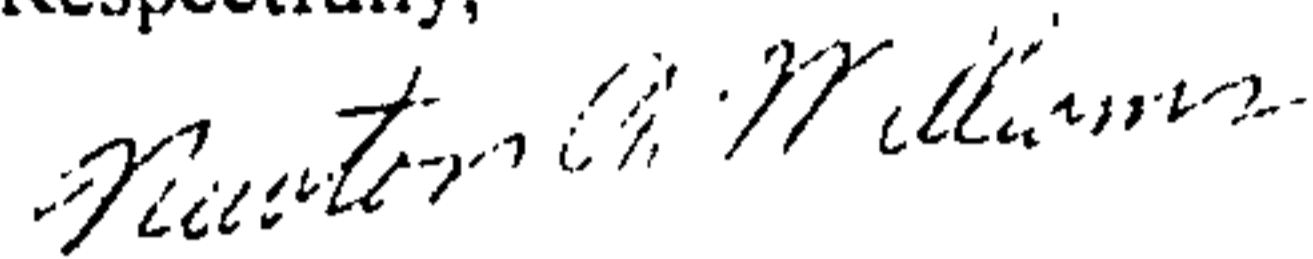
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Mr. Patrick Keller
Honorable Kevin Kamenetz
January 31, 1997
Page four

Thanking the Planning Board, the Planning Staff, as well as the Council for their consideration.
I am

Respectfully,



Newton A. Williams

NAW:mao
enclosures

cc: Ms. Adele Kass, Legislative Aide, Councilman Kamenetz
Mr. Jeffrey Long, OPZ
Mr. David Greene, OPZ
Mr. Timothy Dugan, OPZ
Woodlawn Volunteer Fire Department
Mr. Mark Silverman, Absolute Auto

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

MINUTES OF DELIBERATION

IN THE MATTER OF: Woodlawn Volunteer Fire Department
Case No. CR-97-231-A

DATE : May 8, 1997 /at conclusion of hearing

BOARD /PANEL : Charles L. Marks (CLM)
Kristine K. Howanski (KKH)
Lawrence M. Stahl (LMS)

SECRETARY : Kathleen C. Bianco
Legal Administrator

Those present included Peter Max Zimmerman, People's Counsel for Baltimore County; and Newton A. Williams, Counsel for Petitioner.

PURPOSE --to deliberate issues in Case No. CR-97-231-A /Petition for Reclassification.

CLM: For the benefit of the folks that are still at the hearing, we are required by Maryland State law to conduct public deliberations of any matters involving zoning and/or variances. This precludes the individual members from discussing the case prior to the actual deliberation. During our lunch break, the individual members had the opportunity to review their notes and the exhibits and applicable law. We have now reached the point where we will pretend as though you are not here, and we are in private session. You will hear our decisions in the matter heard this morning.

That having been said, the Chairman will go first.

Let me initially say that I was very impressed with Petitioner's background, and having accomplished all he has done in the community; is performing a vital service to the community. Otherwise, they simply would not be in business.

The Board is really here today to consider the Petition filed relative to change in the classification in the subject property from current R.O. classification to B.M. classification. We heard testimony regarding County Council, the Planning Board, and how it got here today. The function of the Board in these cases is to hear testimony, review the evidence and exhibits, and reach a determination as to whether the reclassification is justified in accordance with Baltimore County Code Section 2-356. Reclassifications can take place in Baltimore County provided there has been substantial change in the character of the neighborhood since it was last

Minutes of Deliberation /Woodlawn Volunteer Fire Department
Case No. CR-97-231-A (Out of cycle)

classified or that the map classification of the property was in error.

Basically what we have here today is that the County Council did err the last time the zoning maps were approved, and the property should have been changed from R.O. to a B.M. designation. Also accompanying the request are some variances that are necessary for the reclassification.

The Board does not take these reclassification petitions lightly. It is presumed that, when the County Council classifies a property, that is the correct classification. In this particular case, the County Council sought to zone the property R.O. There is a question at present relative to whether or not the Planning Board made a mistake or the Planning Office made a mistake, but the fact of the matter is that the County Council sought to continue R.O. classification.

I have a real concern personally when reclassifying property from R.O. to B.M. B.M. classification, when you are riding down the street, it's difficult to differentiate, but there is a distinct legal difference. B.M. is much more intensified use of the property than R.O.

So, based on what I have heard and the evidence submitted to me, I would find that the County Council did not make a mistake when it reclassified the property, or classified the property originally, to R.O. It seems that the Fire Department had the opportunity on two occasions to go through the procedures to reclassify the property; they chose not to do so.

In my opinion, based on what the County Council had in front of it, the classification was correctly stated as R.O. However, moving to another direction with the property to be classified B.L. with special exception and accompanying variances, I find that the Petitioner has, at least in my opinion, established criteria for determining that the rules and regulations for special exception request under 502.1 of the BCZR have been met and satisfied. Therefore, I would grant the special exception limiting its use to a B.L. classification.

Having found that, we have to migrate to the variances. That's always a problem for this Board. It's not a question of what the Board would like to do. It's a question of what the Board has got to do to meet the standards imposed by Cromwell v. Ward, and also Chesterhaven case. Cromwell v.

Minutes of Deliberation /Woodlawn Volunteer Fire Department
Case No. CR-97-231-A (Out of cycle)

Ward sets forth very definitive standards for granting of variances.

Those standards are clearly enumerated, using dictum of the Court that the zoning context -- does not refer to the extent of improvements on the property or neighboring property. Uniqueness for zoning purposes -- inherent characteristics not shared by others; shape, topography, historic significance, etc.; and as to structures, unusual architectural aspects, and so forth.

The Court has said a mouthful when it said that but it gives to administrative bodies such as this the authority to probe the testimony and evidence and determine whether or not the property is unusual or unique. In most variance cases, it's not always a question of black and white.

Based on what I heard and saw today, I feel confident that this Board can find enough substance present that it has the authority to grant the requested variances with conditions imposed as enunciated by one of the witnesses.

I would deny the reclassification but I would grant the special exception and rezone the property to B.L. I would also approve the variances with certain conditions imposed by the Board, and set forth in the Order pretty much to the extent recited on the revised site plan.

LMS: To move it from R.O. to B.L., we still have to find mistake or substantial change. But it's still reclassified.

KKH: In that regard, I share Mr. Marks' concern from R.O. to B.M. I would though factually find evidence of mistake and it was not refuted. I thought there was testimony supporting mistake. That was not opposed -- Jeff Long's testimony clearly supported mistake.

All I would have done is B.L. instead of B.M. because of my reluctance in general to go from R.O. to B.M. I'm just saying I found evidence of mistake. I do have some discomfort with the fire department not putting it out multiple listing but I think we had testimony that trying to sell R.O. property bounded by...I understand all of that. And with the stream, I would a unique topographic problem.

But that is where I was coming from.

LMS: As you have mentioned before, Chuck, I believe that the open deliberation process is very often an impediment to

Minutes of Deliberation /Woodlawn Volunteer Fire Department
Case No. CR-97-231-A (Out of cycle)

appropriate full and complete discussion. Sometimes it inhibits that discussion. I understand it is the law and the rules, and we applied it. I wonder, however, if our brethren and sisters in the Circuit Court, the Court of Special Appeals and Court of Appeals would want to labor under the same requirements when they had to make discussions on things like zoning. But they have seen fit that do so.

Having said that, I think, in terms of change, it's a close call. It really is. I would like, with all due respects to Petitioner, the fire department, and the neighborhood, without getting into whether it is a good thing, as much as I would like to be part of the criteria, it is not, however, there is a relationship here between various entities -- the fire department, the Department of Planning, and the County Council. The fire department decides that they need a bigger place. And the supervisors in the County know it. They go so far as to have to do things with the new site to make it fit and appropriate. They realize they are no longer going to use the other location. Should the fire department have said something? Yes. They should have raised the questions about what would be done with that.

The Planning Department, as Mr. Long was forthright and up front in saying this -- probably missed both on it -- should have said it was R.O. and not commercial, and maybe we should make a change. The question of whether a volunteer fire department should have done it itself -- you have lay people who believed they had a different zone. People laboring under misconception, and two governmental entities having not taken last logical step.

Having had all that happen, the County Council receives no request to do anything different. And with how many thousands of issues they had, at some point in time, the County Council will deal with what they need in the four-year zoning process.

There was an error endemic in the whole process by which it did not get to the County Council. But that many different entities and that many different facts should equal one collective error. Based upon that, I would grant the reclassification to the B.L., not to the B.M. I think the points made about B.L. are well-taken. It's sufficient. The testimony supported the special exception. Counsel was going down the checklist with necessary witnesses. We have now moved to B.L. with special exception.

Now to the variances. Initially, I had some trouble with it. Then I went back over some of the stuff we have and, first,

Minutes of Deliberation /Woodlawn Volunteer Fire Department
Case No. CR-97-231-A (Out of cycle)

you have a property that has an odd size that is concreted over that becomes part of the topography. Stream on both sides, and I think that in terms of the other "normal commercial properties" in the area, this one is different from those essentially.

I think there is uniqueness in the property. I think the stream which is topographic; there is language about uniqueness of structure. Certainly there is an odd shape kind of structure; specific limited use kind of construction. I think it's unique.

Having found uniqueness, I think the second half is not nearly as difficult -- practical difficulty. Presuming you find uniqueness, we have had more than enough testimony about what would have to be done to use that for a functional use. Conditions should be adhered to. And I think that the County should have more than just input. I think whatever they decide about signs, foliage, etc. -- that Petitioner will have to satisfy the County.

And whether the County takes the community into that process or whether the owner wishes to does not really matter because the County is there to protect the public. The County will have to be satisfied by what you do. About parking, things like that, that's enforcement. The County will have to deal with enforcement issues.

I think that's about it.

KKH: I do want to say for the record -- Mr. Zimmerman's discomfort in some respects over trying this -- I also very much appreciate Mr. Zimmerman's presence here. This is about as far as I have been willing to go to acknowledge mistake. I don't know that I will ever find a case that goes like this one.

I'm comfortable with this one. I did not want to suggest to anybody that this is the kind of thing I go around looking for. This is in my comfort zone, but not much beyond it. I feel the same way about uniqueness or substantial hardship situation. Again, I would not be coming down in favor of B.L., special exception and variances because we have an obligation to find uniqueness first, and whether we like it personally, or it makes sense aesthetically, that is not our business. We need to make that clear here. I want to express appreciation for Mr. Zimmerman in that regard.

If the facts had gone a bit over the other way, we would be

Minutes of Deliberation /Woodlawn Volunteer Fire Department
Case No. CR-97-231-A (Out of cycle)

having a different discussion. That would be the law.

CLM: Having said that, one of the benefits of having discussions regarding this is that you can change your mind. And while I do feel strongly that the request should have been made on the two prior times regarding the reclassification, I do agree with my colleagues that the property maybe should have been raised as an issue prior to this. As far as uniqueness, practical difficulty and the variances, Petitioner should feel quite pleased because in my 2-1/2 years on this Board, the Board has granted few variances. Those reasons will be read by those reviewing the Board's action.

The Petition relative to reclassification from R.O. to B.L. with special exception and accompanied by variances be granted with restrictions imposed by the Board somewhat similar in nature to those on the revised site plan and stated in Mr. O'Brecht's statements.

That having been said, the Board will issue a formal written Opinion in very short order, and anyone objecting to the Opinion may take the appeal to Circuit Court for Baltimore County within 30 days of the Order.

At this time, Mr. Zimmerman spoke:

Just a procedural comment. Whatever the Board includes in the Order, Petitioner will have to file a revised site plan to reflect that.

Mr. Williams also commented:

On one point, will you decide the issue about that little corner fences area with the Order?

CLM: That will be in the Order.

Respectfully submitted,

Kathleen C. Bianco
Legal Administrator

CR.97-371-A

Ruxton Design Corporation

8422 Bellona Lane, Suite 300
Towson, Maryland 21204
1-410-823-5000

February 22, 1997

Wats: 1-800-870-4455
Fax : 1-410-823-0115

Environmental Impact Statement

**Proposed BR or BM Zoning for the
Former Woodlawn Volunteer Fire Department
6423 Windsor Mill Road
Woodlawn, Maryland 21207**

Pursuant to applicable sections of the Regulations (BCZR) and following the definition and format of the provisions of Section 101, the Petitioners, Woodlawn Volunteer Fire Department (Woodlawn VFD) states as follows:

1. DETAILED DESCRIPTION OF PROPOSED ACTION

The former Woodlawn VFD station has been located at 6423 Windsor Mill Road since the 1960's. The station was closed in 1995 and relocated one block south on Woodlawn Drive. The existing improvements and parking areas are shown on the document reclassification plat and on the accompanying photographs.

The existing building and property are deteriorating as might be expected for any vacant property and could easily become visually offensive if it is not already. The Police Station located directly across the street and the nature of the busy intersection of Woodlawn Drive and Milford Mill Road are the factors that have prevented vandalism of the site.

The Petitioner proposes to establish a service garage for automobiles open only in the daylight and early evening hours from Monday through Saturday as opposed to the site's former utilization on a 24 hour, seven day a week operation.

2. PROBABLE IMPACT ON THE ENVIRONMENT

Whatever impact the site had or has on the environment, both when it was in operation and now that it is vacant, are still present and ongoing. The prognosis however, is that conditions on the site will only deteriorate over time. A vacant building is certainly detrimental to any community and particularly so in this case as its location is at such a high visibility intersection. The proposed use of the site will be an enhancement to the citizens of Woodlawn, the Woodlawn VFD and the customers of Absolute Auto.

3. UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS

The site, whether used constructively or not, will continue to present an entirely impermeable surface assuming that the building will not be razed.

4. ALTERNATIVES TO REUSE

- a. Baltimore County could purchase the site at a cost in excess of \$200,000 and convert it into a corner mini-park.*
- b. The site could remain vacant and unused, continuing to deteriorate, and with no benefit to Baltimore County's tax rolls, the citizens of Woodlawn and the customers of Absolute Auto.*
- c. The site could be imaginatively recycled as a service garage serving the public, creating jobs and contributing to the tax base of Baltimore County.*

5. LONG TERM EFFECTS

Short of acquisition of the site for public use as a mini-park, the proposed reuse of the site is to be preferred to its current status of being non-revenue producing for Baltimore County as well as being a very unattractive lead-in to the other businesses on Milford Mill Road.

6. IRREVERSIBLE OR IRRETRIEVABLE COMMITMENT OF RESOURCES

The Woodlawn VFD constructed a building and paved the remaining area on the property (which was initially a home site) in the 1960's. The adaptive reuse as proposed would not curtail beneficial use of the environment as Absolute Auto must relocate in any case.

Richard W. Benner

Richard W. Benner, P.E.





550,000 FT

39°20'00"

Joins Map 34

540,000 FT

10

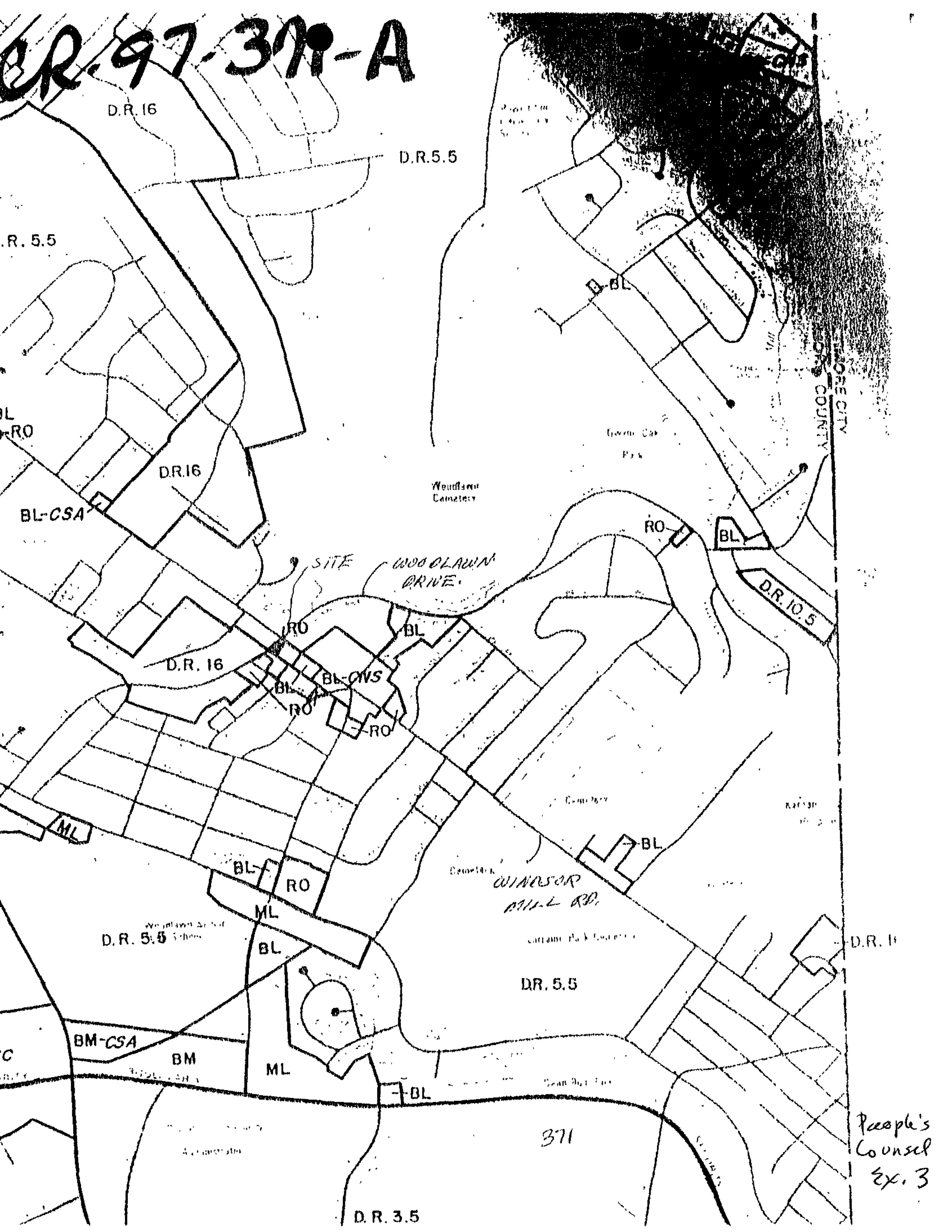
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12

13

People's Counsel Ex. 2

ER 97-371-A



D.R. 16

D.R. 5.5

D.R. 5.5

DR. 16

BL-CSA

SITE

WOODLAWN DRIVE

D.R. 16

BL-OVS

ML

BL

RO

ML

Woodlawn School
D.R. 5.5

BL

BM-CSA

BM

ML

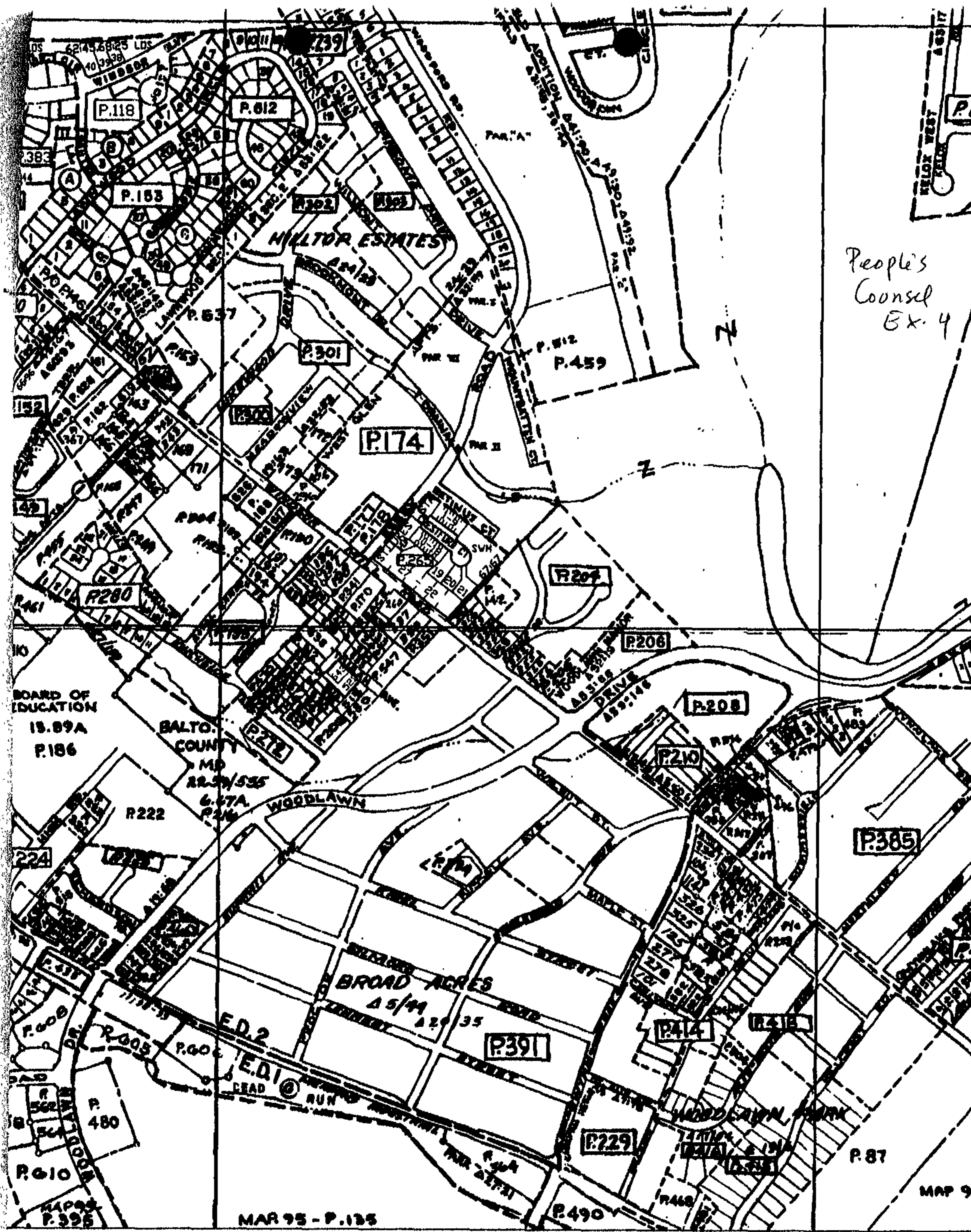
BL

DR. 5.5

371

D.R. 3.5

People's
Council
Ex. 3



People's
Counsel
Ex. 4

BOARD OF
EDUCATION
15.89A
P.186

BALTO.
COUNTY
MD
22.59/535
6.47A
P.216

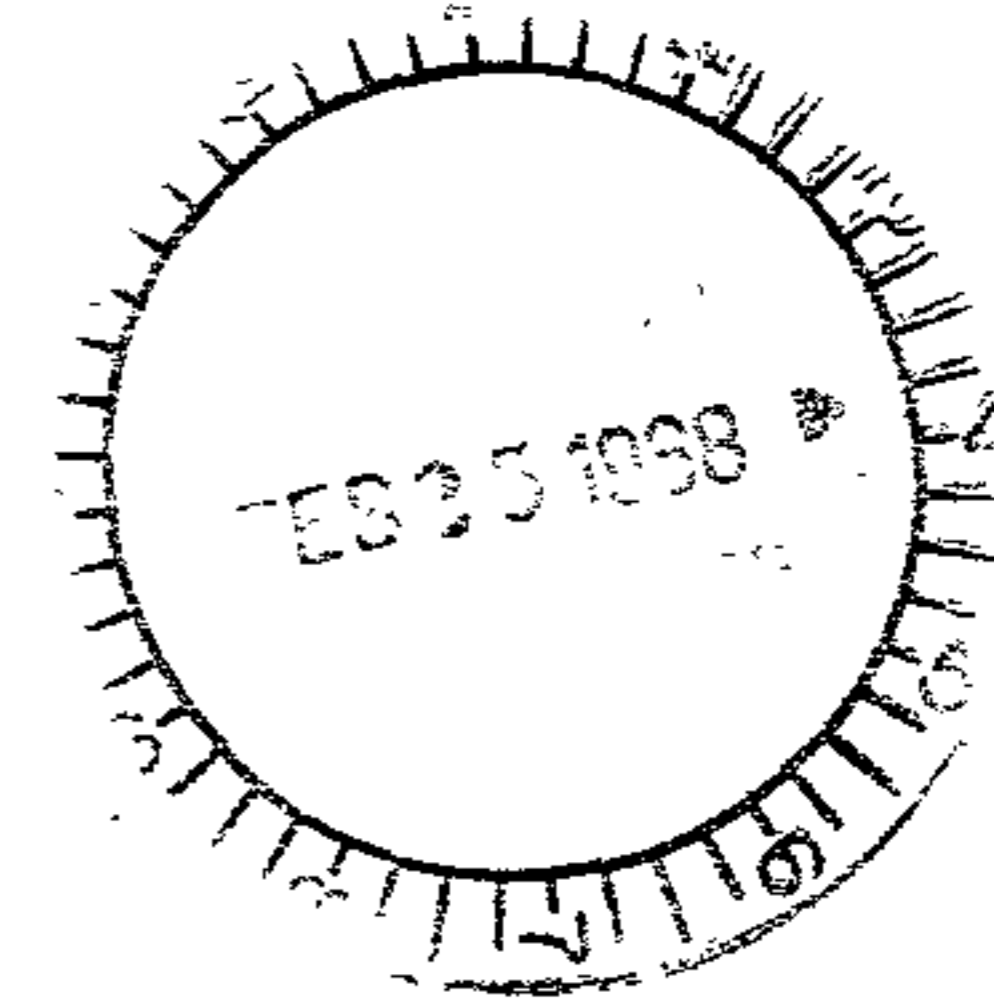
BROAD ACRES
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MAR 95 - P.135

MAP 9

BY THE
ND
VED.
THESE MAPS ARE PROTECTED BY COPYRIGHT. THEY MAY NOT BE COPIED
OR REPRODUCED IN ANY FORM INCLUDING ELECTRONIC MEANS SUCH AS:
DIGITIZING, SCANNING, VECTORIZING, OR IMAGE PROCESSING, OR BY ANY





1988
COMPREHENSIVE ZONING MAPS

Baltimore County, Maryland
Preliminary Staff Recommendations
SECOND COUNCILMANIC DISTRICT

February 1988

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

People's Counsel Ex. 5

2nd Councilmanic District

BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP ITEMS

Date: 02/04/88
Sheet: 5

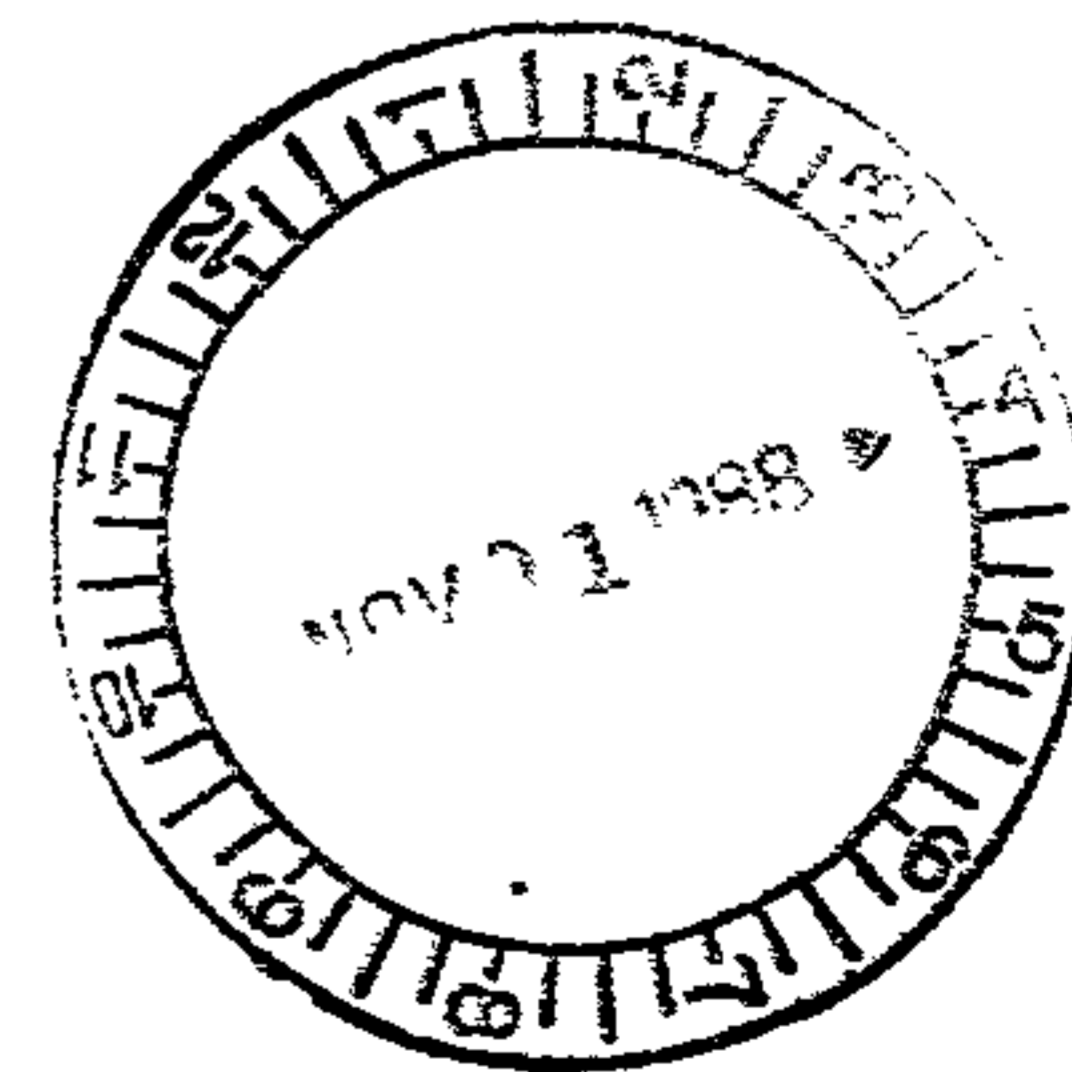
NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING ZONING and ACRES	REQUESTED ZONING and ACRES	ZONING		COMMENTS
						STAFF RECOMMEN- DATIONS	PLAN BD RECOMMEN- DATIONS	
2-033	Arthur S & Barbara E Hyman	S Side of Greenwood opposite Church Ln (403 Greenwood Rd)	1.00ac	DR 5.5 1.00	0-1 or RO 1.00	DR 5.5 1.00		See Item 2-034
2-034	Jeffrey & Marcia Levenson	S Side Greenwood opposite Church Ln (401 Greenwood Rd)	1.00ac	DR 5.5 1.00	0-1 or RO 1.00	DR 5.5 1.00		See Item 2-033
2-035	Cumberland Dev Assoc by Nolan, Plushoff & Williams	N Side Windsor Mill Rd W of N Rolling Rd	3.64ac	DR 5.5 3.64	0-1 or RO 3.64	DR 5.5 3.64		
2-036	Woodlawn Vol Fire Co by S W Stephens	SW Side of Windsor Mill Rd SE Side Woodlawn Dr	0.52ac	DR 16 0.52	BL 0.52	RO 0.52		
2-037	Patrick B Bannan	NE Cor Woodlawn Dr & Dogwood Rd (6605 Dogwood Rd)	0.36ac	DR 5.5 0.36	BL or BR 0.36	DR 5.5 0.36		
2-038	Reuben & Esther L Sawdaye	S Side of Linden W Side of Reisterstown Rd (15 Linden Terrace)	0.44ac	RO 0.44	0-1 or BL 0.44	RAE 1 0.44		
2-039	Steven R & Linda L Henderson	W Side of Libert Rd S of Chapman (9207 Liberty Rd)	0.89ac	RO 0.39 DR 3.5 0.50	BL 0.89	RO 0.89		R-87-252 IV-4 CBA-Denied 6/10/87 See Item 2-045
2-040	Spellman Larson & Assoc Inc by Joseph L Larson	NE Cor of Windsor Mill Rd & Timanus Ln	1.16ac	DR 5.5 1.16	BL 1.16	DR 5.5 1.16		
2-041	Charles L Wideman Jr	NE Side of Liberty Rd NW of Deer Park Rd adjacent to BR	0.72ac	BL 0.72	BR 0.72	BL 0.72		

2018-10-17 14:11:30

THE RECOMMENDED BALTIMORE COUNTY COMPREHENSIVE ZONING MAP

Log of Issues, June 28, 1988

Baltimore County Council
Public Hearings on the
Final Report of the
Baltimore County Planning Board



OPEN LETTER TO THE
CITIZENS OF BALTIMORE COUNTY

This year, as we do every fourth year, Baltimore County is conducting a comprehensive review of the County-wide zoning maps in accordance with the County Charter, Code and Zoning Regulations.

This report is one of the set of seven Logs of Issues which are the major summaries of the review process conducted for each Council district. Together with the accompanying reports of the other six Councilmanic Districts, it represents the final recommendations of the County Planning Board on each of the more than 1200 "Issues" officially filed for consideration during the comprehensive rezoning process.

These seven reports form the basis for citizen input during the seven public hearings which will be held by the County Council at the following dates and places, beginning each evening at 7:00 p.m. and continuing until all testimony is presented:

September 7	2nd District	Pikesville High School
September 8	3rd District	Dulaney High School
September 13	5th District	Kenwood High School
September 15	1st District	Catonsville High School
September 22	6th District	Loch Raven High School
September 27	4th District	Towson High School
September 29	7th District	Dundalk Community College

It is important for all participants in the zoning process to understand that the County Council has the authority to determine the final zoning on each property. The Council may retain the existing zoning; grant the applicant's requested zoning; agree with the Planning Board's recommendation; or apply to a property any of the full range of zones permissible in the Baltimore County Zoning Regulations.

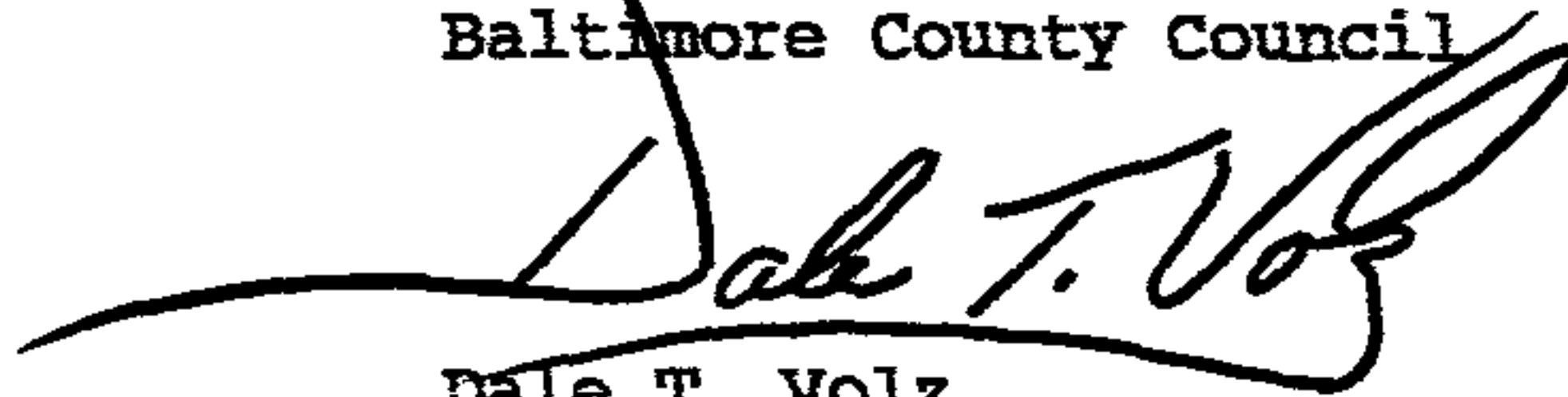


HON. DALE T. VOLZ
CHAIRMAN
BALTIMORE COUNTY COUNCIL

The Council's decisions on the adoption of the zoning maps are scheduled to be made during a Special Session beginning at 7:00 p.m. on Thursday, October 13, 1988. The 1988 Comprehensive Zoning Map will then take affect 45 days after being signed into law by the County Executive. After the Council's vote, final official copies of the amended zoning maps will be published in the final edition of the Log of Issues, indicating the outcome of the process.

In closing, let me note how pleased we in County government are that the special efforts approved by the Council to publicize the 1988 Zoning Map Process have resulted in such an increased level of participation by the County's citizens. Not just the record number of separate Issues but also the volume of thoughtful letters and testimony are evidence that the process is, more than ever, open to full participation by the public. While we might not concur with all of the requests and comments, we certainly encourage you to continue to be an active part of the process and thereby assist us as we work to achieve a responsible, balanced result that will lead to land use which enhances and adds to the high quality of life enjoyed by County residents, employees and visitors.

Baltimore County Council

A handwritten signature in black ink, appearing to read "Dale T. Volz", is written over a horizontal line. The signature is fluid and cursive.

Dale T. Volz
Chairman

Baltimore County
Planning Board
Towson, Maryland 21204
494-3211

PREFACE

As noted in the Resolution adopting this Report, the procedure for performing a comprehensive review of the County-wide zoning maps is formally enacted in the County Code. Although the principle of a quadrennially-scheduled review has been implemented since 1971, the 1987-88 review is the first to be conducted under the streamlined schedule enacted as the result of a special evaluation performed after the 1984 review.

The 1988 process began in May 1987 with special efforts to inform the citizens about their opportunities to participate. As a result, during the three designated filing periods between August 1, 1987 and January 15, 1988, approximately 1,200 "Issues" were initiated by individual citizens, community organizations, County agencies, Planning Board members or County Council members.

The Planning Board's preliminary report on these Issues, adopted on February 18th, was the subject of more than 35 hours of public testimony in public hearings conducted by the Board on eight separate evenings. Subsequently, sixteen of the Board's members' afternoons and evenings were spent in work sessions with detailed discussions on individual Issues.

This edition of the Log of Issues incorporates the result of the Board's deliberations--a recommendation to the County Council on each separate Issue. Obviously, however, the Council has sole authority to determine final zoning on each property. Council may retain the existing zoning, or may accept the Planning Board's recommendation, or may decide to apply to a property any of the full range of zones permissible under the Baltimore County Zoning Regulations.



Dennis F. Rasmussen
County Executive

Many of the Issues generated extensive discussion among the members of the Board and involved very difficult choices among competing objectives. At two locations in particular, the Board's ultimate recommendation was very painstakingly reached because of the "people" aspects of the Issue:

- On the Hampton Apartments (Issue 4-101, which includes 4-004), the Board's recommendation, supporting a change to RAE-2, is partly motivated by a desire to support the goal of increasing the supply of residential units in the Towson area. The Board's principal reason, however, is our sincere belief that the petitioner's pledges to assist the current tenants offer the best opportunity to protect the Hampton residents' interests. If the current zoning is retained, the tenants would continue to have essentially no protection at all against displacement under easily-conceivable future ownership situations.

The Board is aware that the petitioner's pledges have not yet been established in a legally-enforceable manner, but believes that the good-faith efforts will continue to that end. The Board urges, in particular, the the County's Department of Community Development take a very active role in assisting the tenants on these Issues. The Board intends to monitor this situation very closely, and will inform the Council if the Board's expectation on an equitable and humane solution are not fulfilled before the time of the Council's vote on these Issues.

- Along Hammonds Ferry Road (Issues 1-117, et al), the situation involves a long-established, stable residential community which is increasingly being adversely affected by the volume of highway traffic and the noise from the adjoining railroad holding-yard. The Board could not, however, support a change to create a strip of non-residential zoning because of concern about traffic on this very narrow road and about the potential negative effects on the adjacent residential community.

Recognizing that there is no easy answer to this dilemma, the Board urges that it be examined more closely in the hope of finding a solution either in the context of the Master Plan up-date, or, preferably, by way of a detailed local-area plan.

In transmitting its recommendations, which will be the basis for the further series of public hearings and ultimate decisions by the County Council, the Board takes this opportunity to express its appreciation to the many citizens and public officials for the mixture of thoughtful participation, perseverance and forbearance which has been so helpful to the Board in achieving what we believe is a balanced, comprehensive set of revisions to the zoning maps.

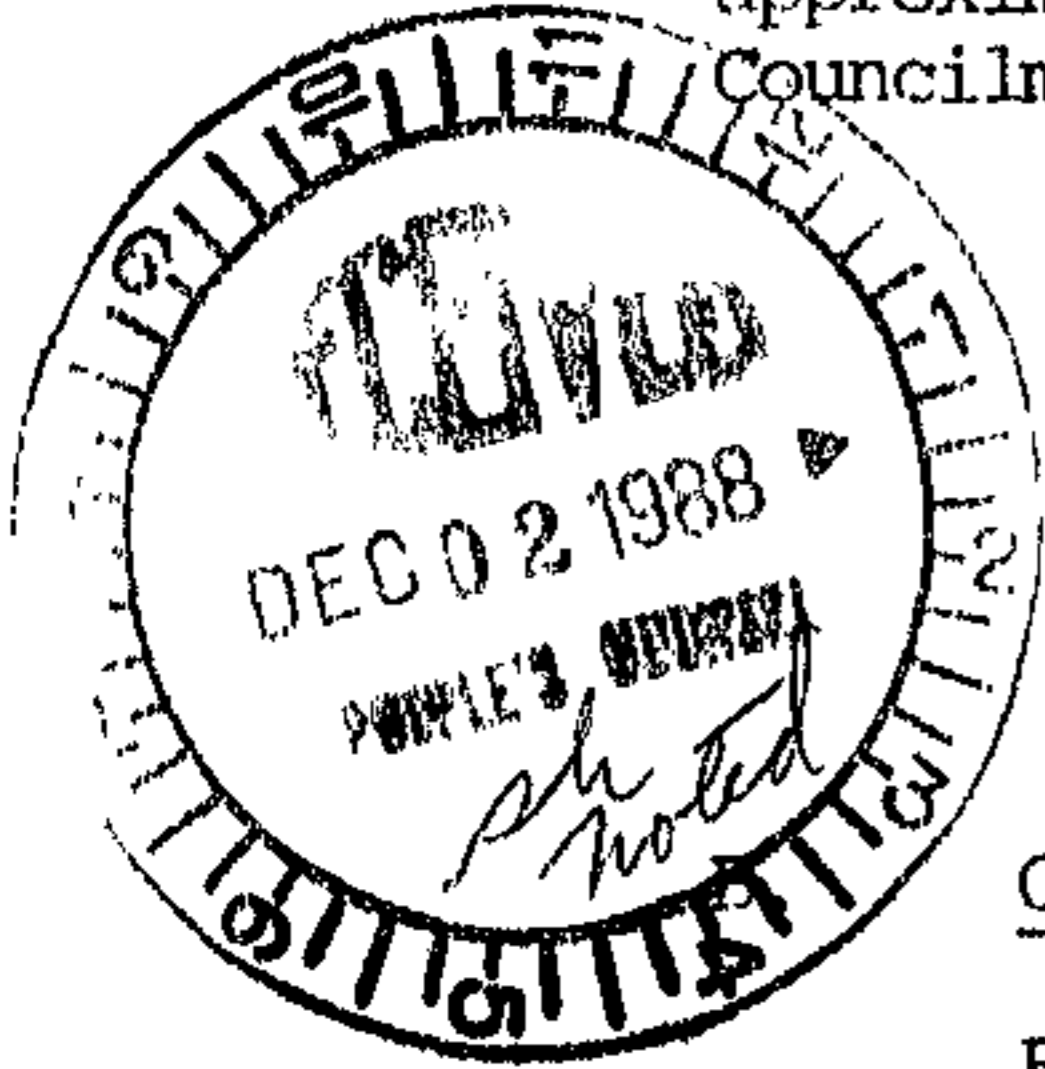
Harold G. Reid, Acting Chairman
John Disney, Chairman Ad hoc Committee on
Master Plan & Comprehensive Zoning Map
Deborah M. Anderson
H. Jack Barnhart
I. William Chase
Charles H. Culbertson
Barbara Jean DeGuilmi
R. Scott Graham
Joseph M. Leshko
Judson H. Lipowitz
Chester J. Madigan
Richard Proctor
Carolyn H. Thaler
Phillip W. Worrall

✓ = Noted in Log of Issues sh

BALTIMORE COUNTY COUNCIL MINUTES
LEGISLATIVE SESSION 1988, LEGISLATIVE DAY NO. 19
OCTOBER 13, 1988 7:00 P.M.

A. The meeting was called to order by Chairman Volz at 7:30 P.M. The Chairman then asked the audience to rise for a moment of silent meditation and the Pledge of Allegiance to the Flag. There were approximately 200 persons in attendance and the following Councilmembers were present:

MELVIN G. MINTZ	SECOND DISTRICT
C.A. DUTCH RUPPERSBERGER, III	THIRD DISTRICT
BARBARA F. BACHUR	FOURTH DISTRICT
NORMAN W. LAUENSTEIN	FIFTH DISTRICT
WILLIAM R. EVANS	SIXTH DISTRICT
DALE T. VOLZ	SEVENTH DISTRICT



CALL OF BILLS FOR FINAL READING AND VOTE

BILL NO. 144-88, Comprehensive Zoning Maps - First District, was called. Councilman Volz moved to accept the Planning Board's recommendation on the following issues: ✓ 1-002, ✓ 1-006, 1-013, 1-015, 1-017, 1-018, 1-019, 1-020, 1-022, 1-025, 1-028, 1-029, 1-030, 1-031, 1-032, 1-033, 1-037, 1-038, 1-040, 1-044, 1-045, 1-047, 1-051, 1-052, 1-053, 1-054, 1-055, 1-056, 1-057, 1-058, 1-059, 1-060, 1-061, 1-062, 1-063, 1-064, 1-066, 1-067, 1-068, 1-070, 1-071, 1-074, 1-076, 1-077, 1-079, 1-080, 1-084, 1-085, 1-086, 1-087, 1-088, 1-089, 1-090, 1-091, 1-092, 1-093, 1-096, 1-097, 1-098, 1-099, 1-100, 1-103, 1-104, 1-105, 1-107, 1-109, 1-112, 1-113, 1-114, 1-115, 1-116, 1-117, 1-120, 1-121 and 1-123. Councilman Mintz seconded the motion and these issues were passed unanimously by the six Councilmembers present.

Chairman Volz then moved for the following changes in the First District Comprehensive Zoning Map:

✓ Issue 1-001 from RO to DR 5.5. Motion was seconded by Councilwoman Bachur and passed unanimously by the six Councilmembers present.

✓ Issue 1-009 from BL to DR 3.5. Motion was seconded by Councilman Evans and passed unanimously by the six Councilmembers present.

✓ Issue 1-010 from DR 10.5 to DR 10.5 and RO as shown on the overlay. Motion was seconded by Councilman Ruppertsberger and passed by the six Councilmembers present.

✓ Issue 1-021 from RO to RO and DR 5.5 as shown on the overlay. Motion was seconded by Councilman Evans and passed unanimously by the six Councilmembers present.

✓ Issue 1-023 from BL to MUR-IM. Motion was seconded by Councilman Ruppertsberger and passed unanimously by the six Councilmembers present.

1-110A. Councilman Mintz seconded the motion and these issues were passed unanimously by the six Councilmembers present.

Thereafter, upon motion by Councilman Volz, seconded by Councilman Evans, Bill 144-88, as amended, passed by the following roll call vote:

Aye - Mintz, Ruppertsberger, Bachur, Lauenstein, Evans, Volz
Nay - None
Absent - Hickernell

BILL NO. 145-88, Comprehensive Zoning Maps - Second District, was called. Councilman Mintz moved to accept the Planning Board's recommendation on the following issues: ✓2-002, ✓2-003, ✓2-004, ✓2-005, ✓2-006, ✓2-008, ✓2-009, ✓2-010, ✓2-011, ✓2-012, ✓2-013, ✓2-014, ✓2-015, ✓2-017, ✓2-019, ✓2-020, ✓2-023, ✓2-024, ✓2-025, ✓2-026, ✓2-027, ✓2-028, ✓2-029, ✓2-031, ✓2-032, ✓2-033, ✓2-034, ✓2-035, ✓2-036, ✓2-037, ✓2-038, ✓2-040, ✓2-042, ✓2-044, ✓2-047, ✓2-049, ✓2-050, ✓2-051, ✓2-052, ✓2-053, ✓2-054, ✓2-055, ✓2-056, ✓2-057, ✓2-058, ✓2-059, ✓2-060, ✓2-061, ✓2-062, ✓2-063, ✓2-064, ✓2-065, ✓2-066, ✓2-067, ✓2-069, ✓2-070, ✓2-072, ✓2-073, ✓2-074, ✓2-077, ✓2-078, ✓2-079, ✓2-080, ✓2-081, ✓2-082B, ✓2-084, ✓2-085, ✓2-086, ✓2-087, ✓2-088, ✓2-090, ✓2-091, ✓2-093, ✓2-097, ✓2-098, ✓2-100, ✓2-101, ✓2-102, ✓2-103, ✓2-104, ✓2-105, ✓2-106, ✓2-107, ✓2-108, ✓2-109, ✓2-110, ✓2-112, ✓2-115, ✓2-116, ✓2-117, ✓2-118, ✓2-119, ✓2-120, ✓2-121, ✓2-122, ✓2-123, ✓2-124, ✓2-125, ✓2-126, ✓2-127, ✓2-129, ✓2-131, ✓2-133, ✓2-134, ✓2-135, ✓2-136, ✓2-138 and ✓2-139. Councilman Ruppertsberger seconded the motion and these issues were passed by the following roll call vote:

Aye - Mintz, Ruppertsberger, Bachur, Lauenstein, Evans, Volz
Nay - None
Absent - Hickernell

Councilman Mintz then moved for the following changes in the Second District Comprehensive Zoning Map:

✓ Issue 2-001 from DR 2 to MLR and DR 5.5 as shown on the overlay. Motion was seconded by Councilman Ruppertsberger and passed unanimously by the six Councilmembers present.

✓ Issue 2-007 from RO to DR 5.5. Motion was seconded by Councilman Ruppertsberger and passed unanimously by the six Councilmembers present.

✓ Issue 2-016 from BL to ML-CNS and BL as shown on the overlay. Motion was seconded by Councilman Ruppertsberger and passed unanimously by the six Councilmembers present.

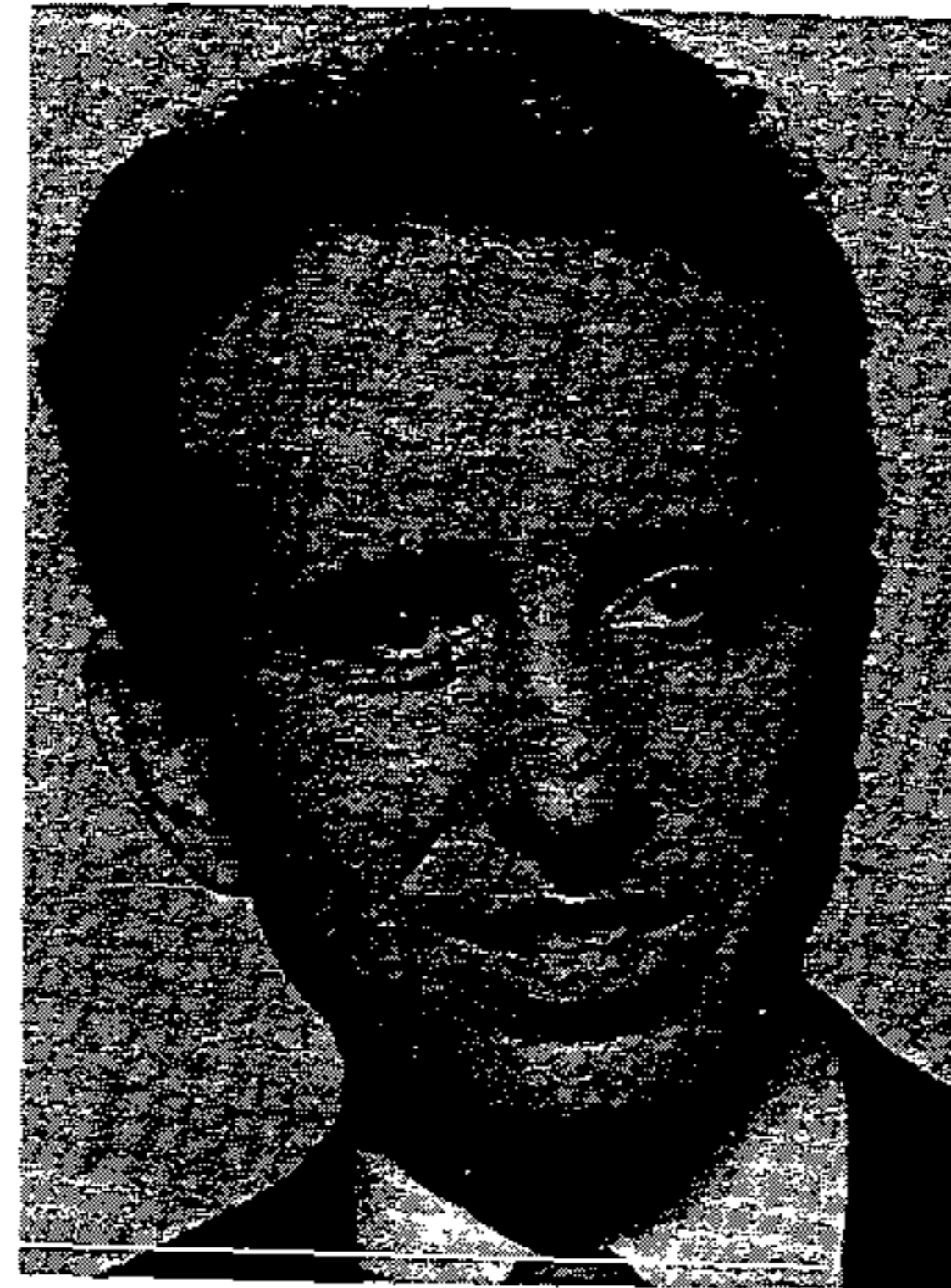
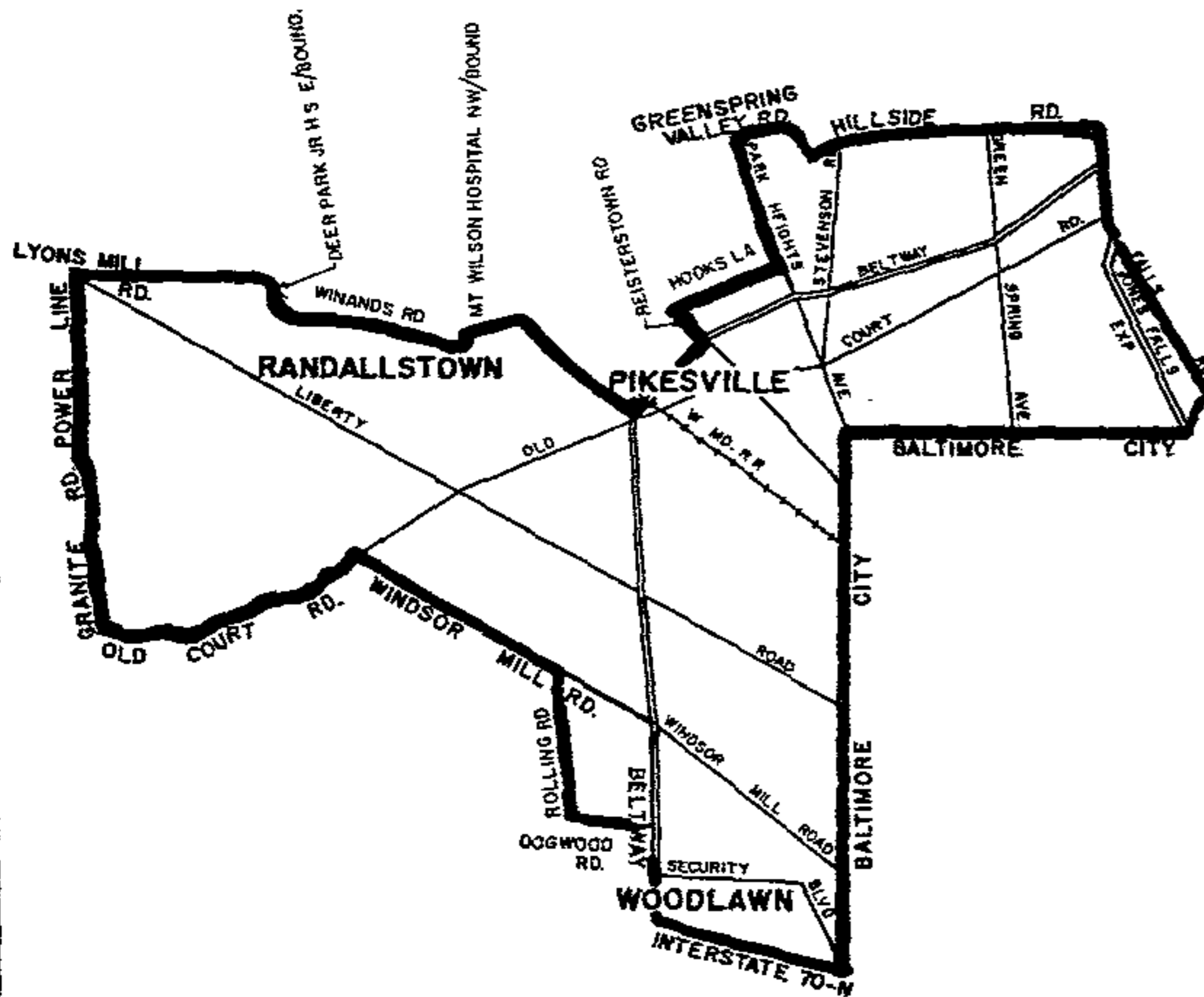
✓ Issue 2-018 from RO to DR 16. Motion was seconded by Councilman Volz and passed unanimously by the six Councilmembers present.

✓ Issue 2-021 from RO to BR. Motion was seconded by Councilman Lauenstein and passed unanimously by the six Councilmembers present.

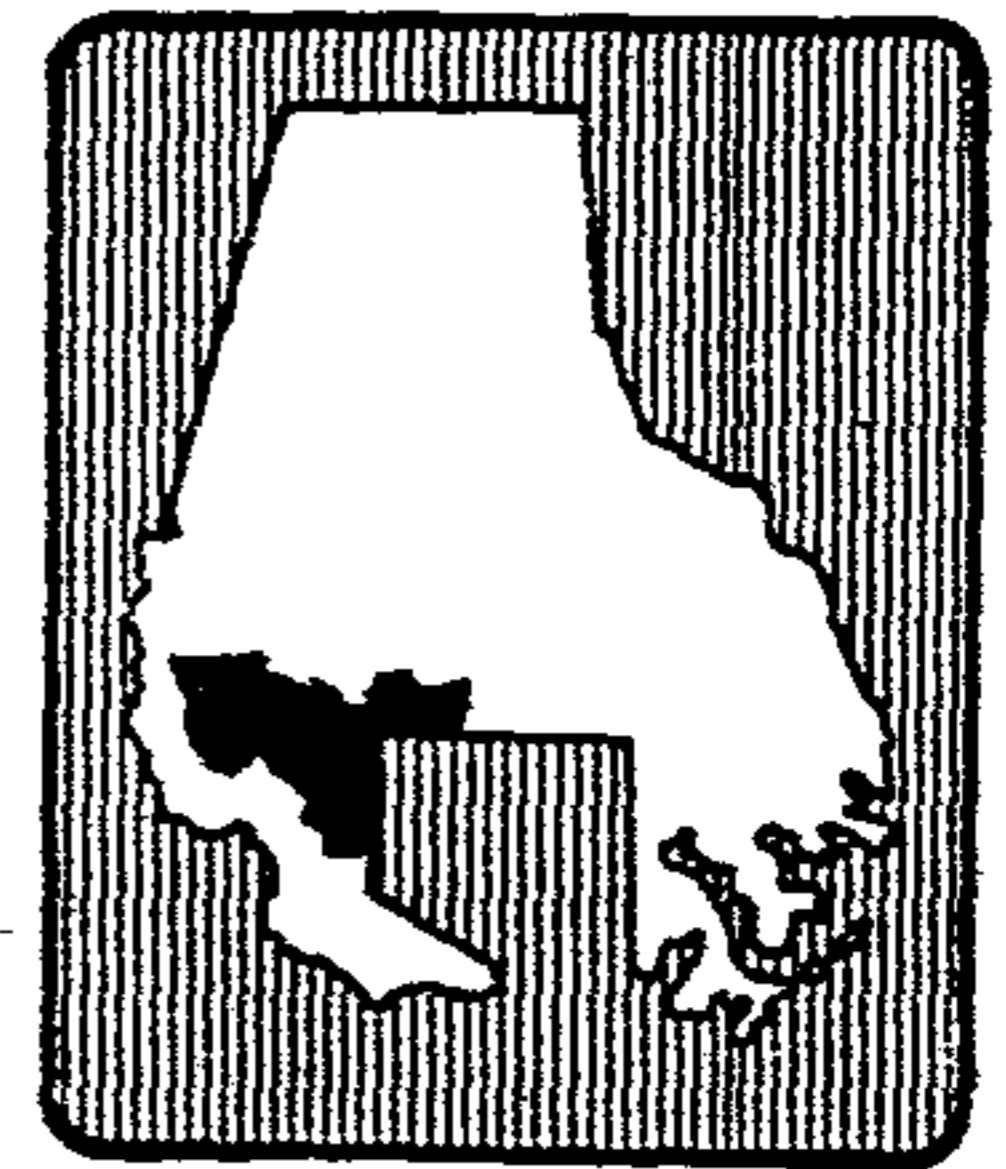
✓ Issue 2-022 from RO to RO and DR 5.5 as shown on the overlay. Motion was seconded by Councilwoman Bachur and passed unanimously by the six Councilmembers present.

BALTIMORE COUNTY COUNCIL 1988 REZONING

BILL NO. 145-88



HON. MELVIN G. MINTZ
COUNCIL OFFICE 494-3385



SECOND COUNCILMANIC DISTRICT

BALTIMORE COUNTY
1988 COMPREHENSIVE ZONING MAP ISSUES

Date: 07/14/88
Sheet: 5

2nd Councilmanic District

NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING ZONING and ACRES	REQUESTED ZONING and ACRES	ZONING		COMMENTS
						PLAN BD RECOMMEN- DATIONS	COUNTY COUNCIL DECISIONS	
2-031	Paul C Beaty by Nolan, Plumbhoff & Williams	NW Side of Kentmar Rd NE of Liberty Rd	0.68	DR 5.5 0.68	BL 0.68	DR 5.5 0.68	→ Same	
2-032	John A & Lois A Krupinsky, Jr	N Side of Liberty Rd Betwn Falls Run & Windy Hill Rd (10206 Liberty Rd)	1.40	RC 5 1.40	BR 1.40	RC 5 1.40	//	See Issues 2-013, 2-092, 2-117, 2-126
2-033	Arthur S & Barbara E Hyman	S Side of Greenwood opposite Church Ln (403 Greenwood Rd)	1.00	DR 5.5 1.00	O-1 or RO 1.00	DR 5.5 1.00	//	See Issue 2-034
2-034	Jeffrey & Marcia Levenson	S Side Greenwood opposite Church Ln (401 Greenwood Rd)	1.00	DR 5.5 1.00	O-1 or RO 1.00	DR 5.5 1.00	//	See Issue 2-033
2-035	Cumberland Dev Assoc by Nolan, Plumbhoff & Williams	N Side Windsor Mill Rd W of N Rolling Rd	3.64	DR 5.5 3.64	O-1 or RO 3.64	DR 5.5 3.64	//	See Issue 1-110
2-036	Woodlawn Vol Fire Co by G W Stephens	SW Side of Windsor Mill Rd SE Side Woodlawn Dr	0.52	DR 16 0.52	BL 0.52	RO 0.52	//	
2-037	Patrick B Bannan	NE Cor Woodlawn Dr & Dogwood Rd (6605 Dogwood Rd)	0.36	DR 5.5 0.36	BL or BR 0.36	DR 5.5 0.36	//	See Issue 2-090
2-038	Reuben & Esther L Sawdaye	S Side of Linden W Side of Reisterstown Rd (15 Linden Terrace)	0.44	RO 0.44	O-1 or BL 0.44	DR 5.5 0.44	//	Part of Issue 2-134
2-039	Steven R & Linda L Henderson	W Side of Liberty Rd S of Chapman (9207 Liberty Rd)	0.89	RO 0.39 DR 3.5 0.50	BR 0.89	RO 0.89	RO DR 3.5	R-87-252 IV-4 CBA-Denied 4/10/87 See Issues 2-014, 2-045

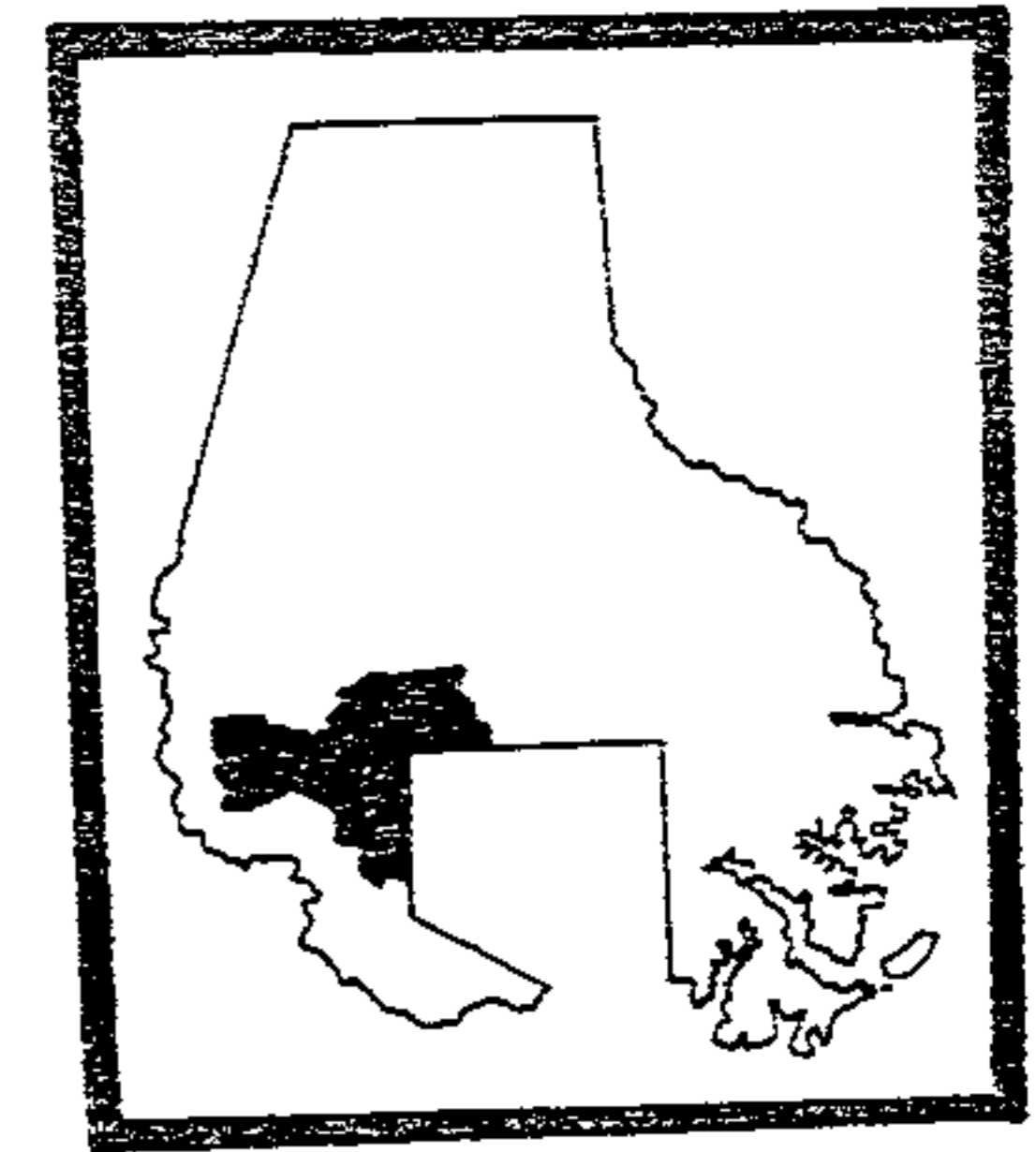
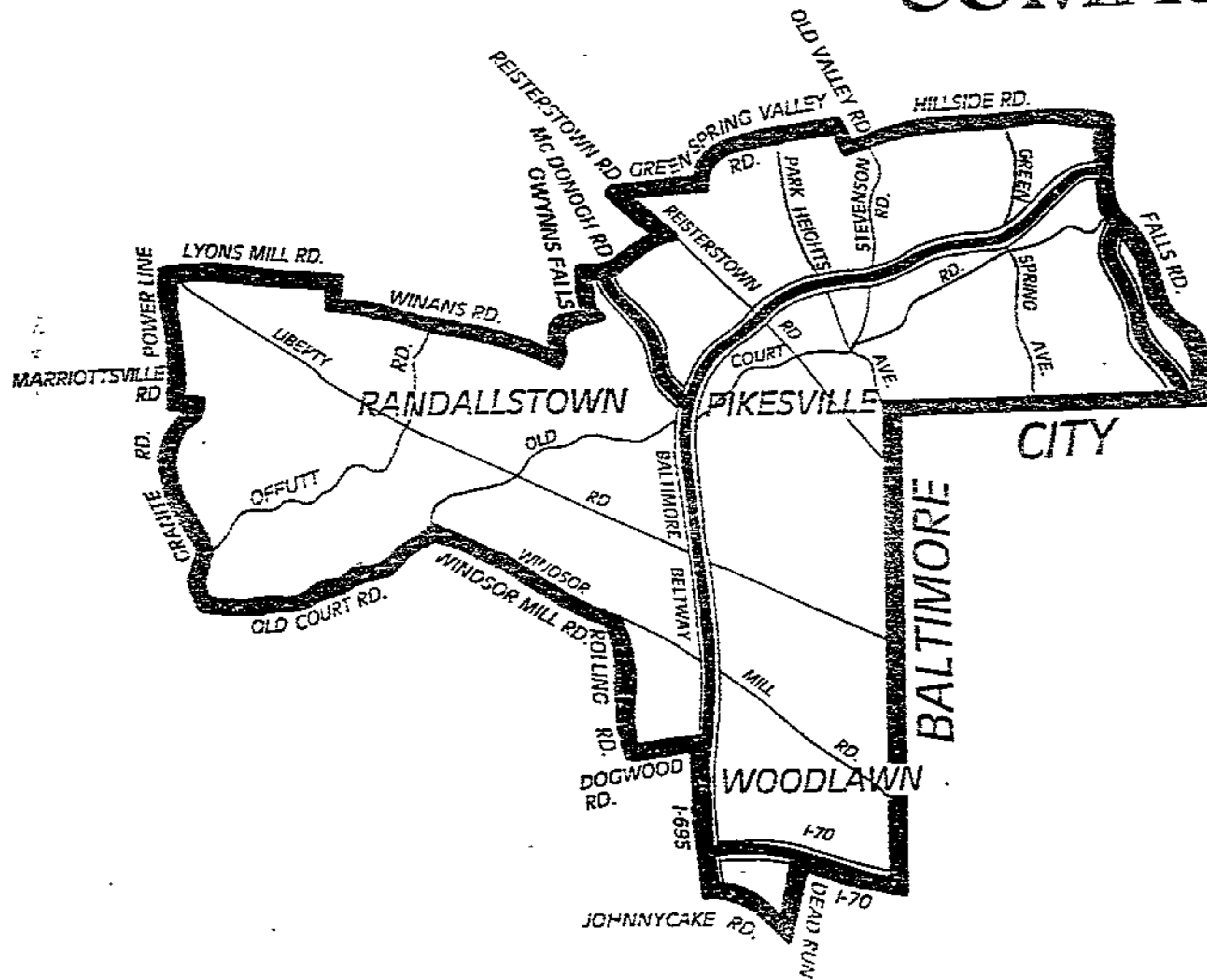
BALTIMORE COUNTY COUNCIL

SECOND COUNCILMANIC DISTRICT

1996

COMPREHENSIVE

ZONING PROCESS



Baltimore County 1996 Comprehensive Zoning Map Issues

October 8, 1996

Issue Number	Owner, Petitioner	Location	Existing Zoning and Acres	Requested Zoning and Acres	Planning Board Recommendations	County Council Decisions	Comments
2-001	JFO Hldg. Corp./Two Rivers Rtrmt. Homes, Inc.	540' southeast of centerline of Mt. Wilson Lane (1838-1850 Reisterstown Rd.).	RO <hr/> 5.810 Total	DR 16 or BL <hr/> 5.810 Total	RO <hr/> 5.810 Total	OR 2 <hr/> 2.350 BLR <hr/> 3.460 Total	See Reisterstown Road Corridor Study. II - 1, R-94-141. Amended by Petitioner 9/15/95. See Issue 2-025 and 2-042. Overlay adopted.
2-002	Michael John Eifer	375' east of Rolling Road (7407 Windsor Mill Rd.).	RO <hr/> 0.158 Total	BLR <hr/> 0.158 Total	BLR <hr/> 0.158 Total	BLR <hr/> 0.158 Total	See Issue 2-003.
2-003	Susan Jean Eder	300' Southeast of Rolling Road (7409 Windsor Mill Rd.).	RO <hr/> 0.105 Total	BLR <hr/> 0.105 Total	BLR <hr/> 0.105 Total	BLR <hr/> 0.105 Total	See Issue 2-002.

Baltimore County 1996 Comprehensive Zoning Map Issues

October 8, 1996

Issue Number	Owner, Petitioner	Location	Existing Zoning and Acres	Requested Zoning and Acres	Planning Board Recommendations	County Council Decisions	Comments																																																																
2-004	Staff Issue	East side of Mayfield Ave., 200' north of Windsor Mill Road.	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">DR 10.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">28.000</td> <td style="width: 33%; border-bottom: 1px solid black;">DR 5.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">28.000</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">28.000</td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">28.000</td> </tr> </table>	DR 10.5	28.000	DR 5.5	28.000	Total	28.000	Total	28.000	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">DR 5.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">28.000</td> <td style="width: 33%; border-bottom: 1px solid black;">DR 5.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">28.000</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">28.000</td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">28.000</td> </tr> </table>	DR 5.5	28.000	DR 5.5	28.000	Total	28.000	Total	28.000	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">DR 5.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">28.000</td> <td style="width: 33%; border-bottom: 1px solid black;">DR 5.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">28.000</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">28.000</td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">28.000</td> </tr> </table>	DR 5.5	28.000	DR 5.5	28.000	Total	28.000	Total	28.000	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">DR 5.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">28.000</td> <td style="width: 33%; border-bottom: 1px solid black;">DR 5.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">28.000</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">28.000</td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">28.000</td> </tr> </table>	DR 5.5	28.000	DR 5.5	28.000	Total	28.000	Total	28.000																																	
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2-005	Staff Issue	Northwest corner of Scotts Level and Milford Mill Roads.	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">DR 5.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">21.590</td> <td style="width: 33%; border-bottom: 1px solid black;">DR 3.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">21.590</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">21.590</td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">21.590</td> </tr> </table>	DR 5.5	21.590	DR 3.5	21.590	Total	21.590	Total	21.590	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">DR 5.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">21.590</td> <td style="width: 33%; border-bottom: 1px solid black;">DR 3.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">21.590</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">21.590</td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">21.590</td> </tr> </table>	DR 5.5	21.590	DR 3.5	21.590	Total	21.590	Total	21.590	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">DR 5.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">21.590</td> <td style="width: 33%; border-bottom: 1px solid black;">DR 3.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">21.590</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">21.590</td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">21.590</td> </tr> </table>	DR 5.5	21.590	DR 3.5	21.590	Total	21.590	Total	21.590	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">DR 5.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">21.590</td> <td style="width: 33%; border-bottom: 1px solid black;">DR 3.5</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">21.590</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">21.590</td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">21.590</td> </tr> </table>	DR 5.5	21.590	DR 3.5	21.590	Total	21.590	Total	21.590																																	
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2-006	Staff Issue	Milford Mill Road at Washington Ave. (3900 Milford Mill Road).	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">BM</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">4.800</td> <td style="width: 33%; border-bottom: 1px solid black;">DR 3.5 or</td> <td style="width: 33%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">4.800</td> <td style="border-bottom: 1px solid black;">DR 5.5</td> <td style="border-bottom: 1px solid black; text-align: right;">4.800</td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">4.800</td> </tr> </table>	BM	4.800	DR 3.5 or		Total	4.800	DR 5.5	4.800			Total	4.800	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">BM</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">4.800</td> <td style="width: 33%; border-bottom: 1px solid black;">DR 3.5 or</td> <td style="width: 33%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">4.800</td> <td style="border-bottom: 1px solid black;">DR 5.5</td> <td style="border-bottom: 1px solid black; text-align: right;">4.800</td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">4.800</td> </tr> </table>	BM	4.800	DR 3.5 or		Total	4.800	DR 5.5	4.800			Total	4.800	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">BM</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">4.800</td> <td style="width: 33%; border-bottom: 1px solid black;">DR 3.5 or</td> <td style="width: 33%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">4.800</td> <td style="border-bottom: 1px solid black;">DR 5.5</td> <td style="border-bottom: 1px solid black; text-align: right;">4.800</td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">4.800</td> </tr> </table>	BM	4.800	DR 3.5 or		Total	4.800	DR 5.5	4.800			Total	4.800	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">BM</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">4.800</td> <td style="width: 33%; border-bottom: 1px solid black;">DR 3.5 or</td> <td style="width: 33%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">4.800</td> <td style="border-bottom: 1px solid black;">DR 5.5</td> <td style="border-bottom: 1px solid black; text-align: right;">4.800</td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">4.800</td> </tr> </table>	BM	4.800	DR 3.5 or		Total	4.800	DR 5.5	4.800			Total	4.800																	
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2-007	Staff Issue	Southwest corner of Security Blvd. and Ingleside Ave.	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">BM</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">0.750</td> <td style="width: 33%; border-bottom: 1px solid black;">AS</td> <td style="width: 33%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">0.750</td> <td style="border-bottom: 1px solid black;">CS or</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">BLR</td> <td style="border-bottom: 1px solid black; text-align: right;">0.750</td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">0.750</td> </tr> </table>	BM	0.750	AS		Total	0.750	CS or				BLR	0.750			Total	0.750	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">BM</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">0.750</td> <td style="width: 33%; border-bottom: 1px solid black;">AS</td> <td style="width: 33%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">0.750</td> <td style="border-bottom: 1px solid black;">CS or</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">BLR</td> <td style="border-bottom: 1px solid black; text-align: right;">0.750</td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">0.750</td> </tr> </table>	BM	0.750	AS		Total	0.750	CS or				BLR	0.750			Total	0.750	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">BM</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">0.750</td> <td style="width: 33%; border-bottom: 1px solid black;">AS</td> <td style="width: 33%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">0.750</td> <td style="border-bottom: 1px solid black;">CS or</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">BLR</td> <td style="border-bottom: 1px solid black; text-align: right;">0.750</td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">0.750</td> </tr> </table>	BM	0.750	AS		Total	0.750	CS or				BLR	0.750			Total	0.750	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">BM</td> <td style="width: 33%; border-bottom: 1px solid black; text-align: right;">0.750</td> <td style="width: 33%; border-bottom: 1px solid black;">AS</td> <td style="width: 33%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">0.750</td> <td style="border-bottom: 1px solid black;">CS or</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">BLR</td> <td style="border-bottom: 1px solid black; text-align: right;">0.750</td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">Total</td> <td style="border-bottom: 1px solid black; text-align: right;">0.750</td> </tr> </table>	BM	0.750	AS		Total	0.750	CS or				BLR	0.750			Total	0.750	
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Baltimore County 1996 Comprehensive Zoning Map Issues

Issue Number	Owner, Petitioner	Location	Existing Zoning and Acres	Requested Zoning and Acres	Planning Board Recommendations	County Council Decisions	Comments																			
2-008	Staff Issue	9825 Liberty Road, 265' southeast of Marriottsville Road.	<table> <tr> <td>BM</td> <td>4.553</td> <td>DR 5.5</td> <td>and</td> </tr> <tr> <td><u>Total</u></td> <td><u>4.553</u></td> <td>BLR</td> <td>4.553</td> </tr> <tr> <td></td> <td></td> <td><u>Total</u></td> <td><u>4.553</u></td> </tr> </table>	BM	4.553	DR 5.5	and	<u>Total</u>	<u>4.553</u>	BLR	4.553			<u>Total</u>	<u>4.553</u>	<table> <tr> <td>BM</td> <td>4.553</td> </tr> <tr> <td><u>Total</u></td> <td><u>4.553</u></td> </tr> </table>	BM	4.553	<u>Total</u>	<u>4.553</u>	<table> <tr> <td>BM</td> <td>4.553</td> </tr> <tr> <td><u>Total</u></td> <td><u>4.553</u></td> </tr> </table>	BM	4.553	<u>Total</u>	<u>4.553</u>	
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2-009	Staff Issue	North side of Windsor Mill Road, 495' northeast of Essex Road (6716 Windsor Mill Road).	<table> <tr> <td>BL</td> <td>AS</td> <td>0.430</td> <td>DR 5.5</td> <td>0.430</td> </tr> <tr> <td><u>Total</u></td> <td></td> <td><u>0.430</u></td> <td><u>Total</u></td> <td><u>0.430</u></td> </tr> </table>	BL	AS	0.430	DR 5.5	0.430	<u>Total</u>		<u>0.430</u>	<u>Total</u>	<u>0.430</u>	<table> <tr> <td>CB</td> <td>0.430</td> </tr> <tr> <td><u>Total</u></td> <td><u>0.430</u></td> </tr> </table>	CB	0.430	<u>Total</u>	<u>0.430</u>	<table> <tr> <td>DR 5.5</td> <td>0.430</td> </tr> <tr> <td><u>Total</u></td> <td><u>0.430</u></td> </tr> </table>	DR 5.5	0.430	<u>Total</u>	<u>0.430</u>			
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DR 5.5	0.430																									
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2-010	Staff Issue	1800' east of Mayfield Ave. (7600 Windsor Mill Road).	<table> <tr> <td>BR</td> <td>3.600</td> <td>DR 5.5</td> <td>3.600</td> </tr> <tr> <td><u>Total</u></td> <td><u>3.600</u></td> <td><u>Total</u></td> <td><u>3.600</u></td> </tr> </table>	BR	3.600	DR 5.5	3.600	<u>Total</u>	<u>3.600</u>	<u>Total</u>	<u>3.600</u>	<table> <tr> <td>CB</td> <td>3.600</td> </tr> <tr> <td><u>Total</u></td> <td><u>3.600</u></td> </tr> </table>	CB	3.600	<u>Total</u>	<u>3.600</u>	<table> <tr> <td>DR 5.5</td> <td>3.600</td> </tr> <tr> <td><u>Total</u></td> <td><u>3.600</u></td> </tr> </table>	DR 5.5	3.600	<u>Total</u>	<u>3.600</u>					
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2-011	G & B Foods, Inc.	North side of Seven Mile Lane, west of Reisterstown Road.	<table> <tr> <td>DR 16</td> <td>1.447</td> <td>BR</td> <td>1.447</td> </tr> <tr> <td><u>Total</u></td> <td><u>1.447</u></td> <td><u>Total</u></td> <td><u>1.447</u></td> </tr> </table>	DR 16	1.447	BR	1.447	<u>Total</u>	<u>1.447</u>	<u>Total</u>	<u>1.447</u>	<table> <tr> <td>BR</td> <td>1.447</td> </tr> <tr> <td><u>Total</u></td> <td><u>1.447</u></td> </tr> </table>	BR	1.447	<u>Total</u>	<u>1.447</u>	<table> <tr> <td>BR</td> <td>1.447</td> </tr> <tr> <td><u>Total</u></td> <td><u>1.447</u></td> </tr> </table>	BR	1.447	<u>Total</u>	<u>1.447</u>	See Pikesville Revitalization Plan.				
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Baltimore County 1996 Comprehensive Zoning Map Issues

October 8, 1996

Issue Number	Owner, Petitioner	Location	Existing Zoning and Acres	Requested Zoning and Acres	Planning Board Recommendations	County Council Decisions	Comments
2-012	The Midfield Association, Inc.	North side of Old Court Road across from Lightfoot Drive.					
			DR 2 31.000	DR 1 35.430	DR 2 31.000	DR 2 35.430	See Issue 2-041.
			DR 3.5 0.700	<u> </u> Total 35.430	DR 3.5 0.700	<u> </u> Total 35.430	
			DR 5.5 3.730		DR 5.5 3.730		
			<u> </u> Total 35.430		<u> </u> Total 35.430		
2-013	Liberty Road Volunteer Fire Co.	743' northwest of centerline of Deer Park Road (10010 Liberty Road).					
			DR 3.5 10.710	BM 10.710	DR 3.5 10.710	DR 3.5 5.710	Amended by petitioner 3/26/96. Overlay adopted.
			<u> </u> Total 10.710	<u> </u> Total 10.710	<u> </u> Total 10.710	BM 5.000	
						<u> </u> Total 10.710	
2-014	Staff Issue	South side of Liberty Road, 140' east of Croyden (7409 Liberty Road).					
			BL AS 0.520	BLR 0.520	BL AS 0.520	BL AS 0.520	See Liberty Action Plan.
			<u> </u> Total 0.520	<u> </u> Total 0.520	<u> </u> Total 0.520	<u> </u> Total 0.520	

Baltimore County 1996 Comprehensive Zoning Map Issues

October 8, 1996

Issue Number	Owner, Petitioner	Location	Existing Zoning and Acres	Requested Zoning and Acres	Planning Board Recommendations	County Council Decisions	Comments
2-044	BDB Partnership	South side of Milford Mill Road, 250' west of Reisterstown Road.	RO 1.500 <hr/> Total 1.500	BL 1.500 <hr/> Total 1.500	RO 1.500 <hr/> Total 1.500	RO 1.500 <hr/> Total 1.500	See Pikesville Revitalization Plan. See Issue 2-053 and 2-056.
2-045	Anthony Scott Braglio, Sr.	North side of Dogwood Road, 450' west of Ambassador Road (6826 and 6824 Dogwood Road).	DR 3.5 0.514 <hr/> Total 0.514	ML 0.514 <hr/> Total 0.514	ML IM 0.514 <hr/> Total 0.514	ML IM 0.514 <hr/> Total 0.514	See Issue 1-017, 1-018, 1-019 and 1-032.
2-046	Chesapeake - Atlantic Importers, LLC	Northeast corner of Windsor Mill Road and Timanus Lane.	DR 3.5 0.900 <hr/> Total 0.900	BLR 0.900 <hr/> Total 0.900	DR 3.5 0.900 <hr/> Total 0.900	DR 3.5 0.900 <hr/> Total 0.900	See Issue 2-039. Amended by petitioner 3/15/96.
2-047	Valley Village Associates	Southeast side of Craddock Lane, 500' northeast of Reisterstown Road (9183 Reisterstown Road).	OR 1 2.200 <hr/> Total 2.200	BL AS 2.200 <hr/> Total 2.200	DR 3.5 0.200 BLR 2.000 <hr/> Total 2.200	DR 3.5 0.200 OR 1 2.000 <hr/> Total 2.200	Overlay adopted.

Woodlawn Village Business and Professional Assn.
2137 Gwynn Oak Avenue
Baltimore, Maryland 21207

April 22, 1997

Mr. Mark Silverman
Absolute Auto Car, Inc.
2110 Gwynn Oak Avenue
Woodlawn, Md. 21207

Dear Mark,

I will be happy to recommend to the members of the Woodlawn Village Business and Professional Assn. support for rezoning of the property which includes the old Woodlawn Volunteer Fire Department firehouse. Naturally, my recommendation would include suitable safeguards for the residential property across the street and would be consistent with the current zoning in Woodlawn Village.

The property is currently zoned RO - residential office. Since this zoning does not permit you to operate your business of repairing autos, rezoning is necessary. I will support rezoning to BL which permits a service garage with a special exception (the zoning at your current location). All of the commercial property in Woodlawn Village is currently zoned BL except for some of the properties adjacent to homes which are zoned RO.

I trust you will include suitable safeguards for the residential community across the street by including in your plans such things as landscaping, appropriate restricted signage, no parking of outwardly damaged vehicles outside the building, prohibition of any repair work outside the building except for 10 or 15 minutes to check and make quick repairs, lighting and other suitable safeguards. Since you will be on one of the entrances to the Woodlawn Village business district, we look forward to your business looking very attractive.

I have scheduled a business meeting for Wednesday, April 30th at 2 p.m. at Monaghan's to discuss the rezoning. Per our discussion, Mr. Williams or anyone else is invited to answer questions about your proposed rezoning.

I hope you are successful in rezoning the property to BL and your business prospers at the new location.

Sincerely,



Bill Obriecht, President

cc: Councilman Kevin Kamenetz
Woodlawn Volunteer Fire Company
Baltimore County Office of Planning
Office of People's Counsel
Members of the Woodlawn Village Business & Prof. Assn.

People's Counsel Ex-9

Woodlawn Village

BUSINESS AND PROFESSIONAL ASSOCIATION

NEXT MEETING - Wednesday, April 30, 1997

THE PLACE - Monaghan's Pub

THE TIME - 2 til 3 p.m.

AGENDA

1. Mark Silverman of Absolute Auto Care wants to move his business to the old Fire House at Woodlawn Dr. and Windsor Mill Rd. He needs to have the property rezoned - see letter on the other side. Mark will have information on his request for rezoning.

2. We will begin the process to set up a phone tree for our businesses.

3. Mr. Azell Monk is cleaning up Woodlawn Village once a week. He cleans the curbs in the street in front of all the businesses along with the large parking lots on both sides of Windsor Mill Road that are used by customers for all businesses. How is it working

The Woodlawn Village Business and Professional Association

Resolved: That at the April meeting of the Woodlawn Village Business and Professional Association held on April 30, 1997, it was decided by the Association that they would support the rezoning of the old Woodlawn Volunteer Fire Dept. Property at the South-east corner of Woodlawn Dr. and Windsor Mill Rd. From RO to BL with a Special Exception for a service garage.

As witness our hands and seal this 30th day of April, 1997

Attest:

Woodlawn Village Business and Professional Assn.

Audrey Simmons
Secretary

Willy Stewart
President

CR-97-371-A

D.R. 16

D.R. 5.5

D.R. 5.5

BL
RO

DR. 16

BL-CSA

Woodlawn Cemetery

SITE

WOODLAWN DRIVE

D.R. 16

RO

BL

BL-ONS

BL

RO

RO

DR. 10.5

BL

RO

Gwynn Oak Park

ML

ML

BL

RO

ML

Woodlawn School
D.R. 5.5

BL

Cemetery

WINDSOR MILL RD.

BL

DR. 5.5

D.R. 16

BM-CSA

BM

ML

BL

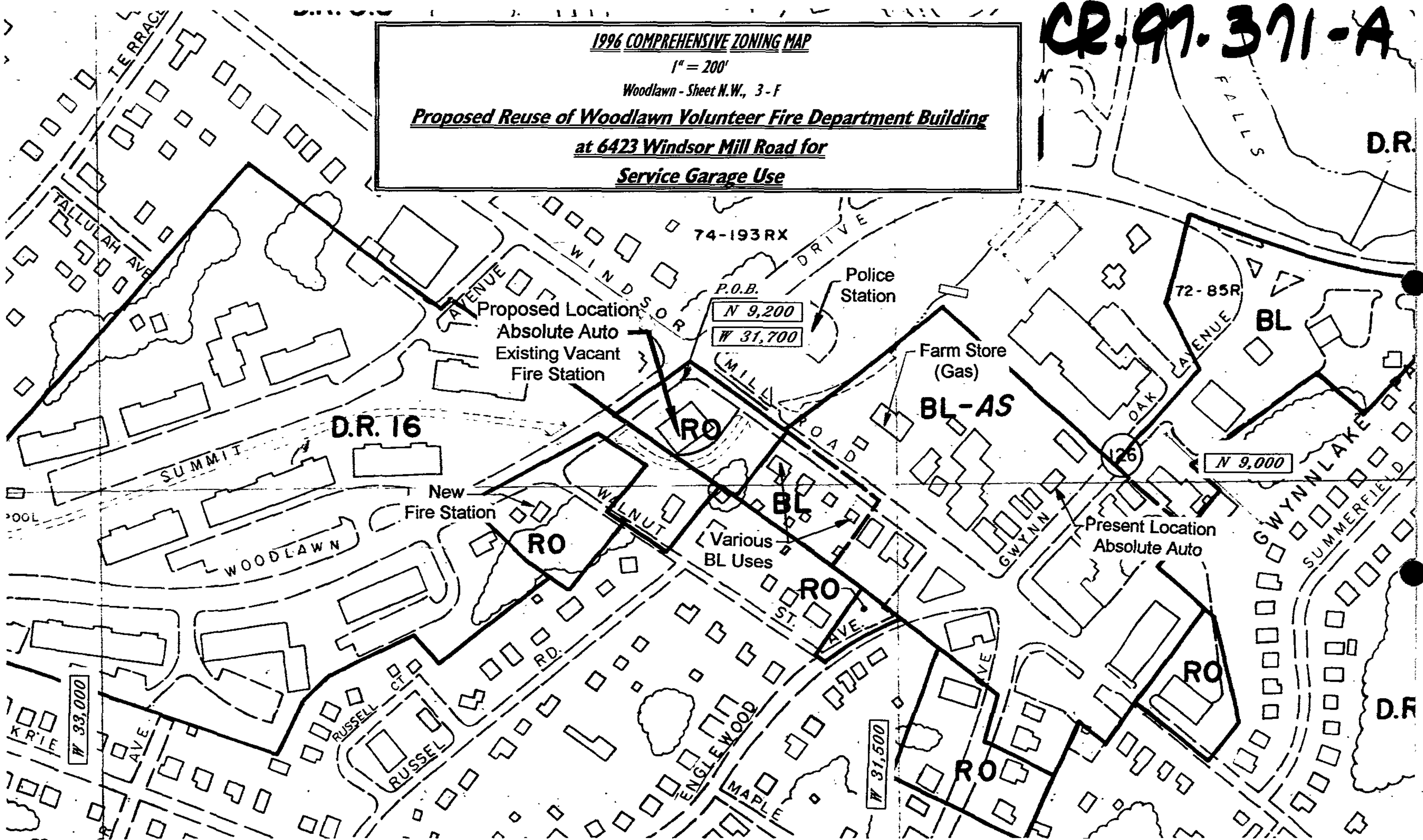
371

D.R. 3.5

MOORE CITY
COUNTY

CR. 97-371-A

1996 COMPREHENSIVE ZONING MAP
 1" = 200'
 Woodlawn - Sheet N.W., 3-F
Proposed Reuse of Woodlawn Volunteer Fire Department Building
at 6423 Windsor Mill Road for
Service Garage Use



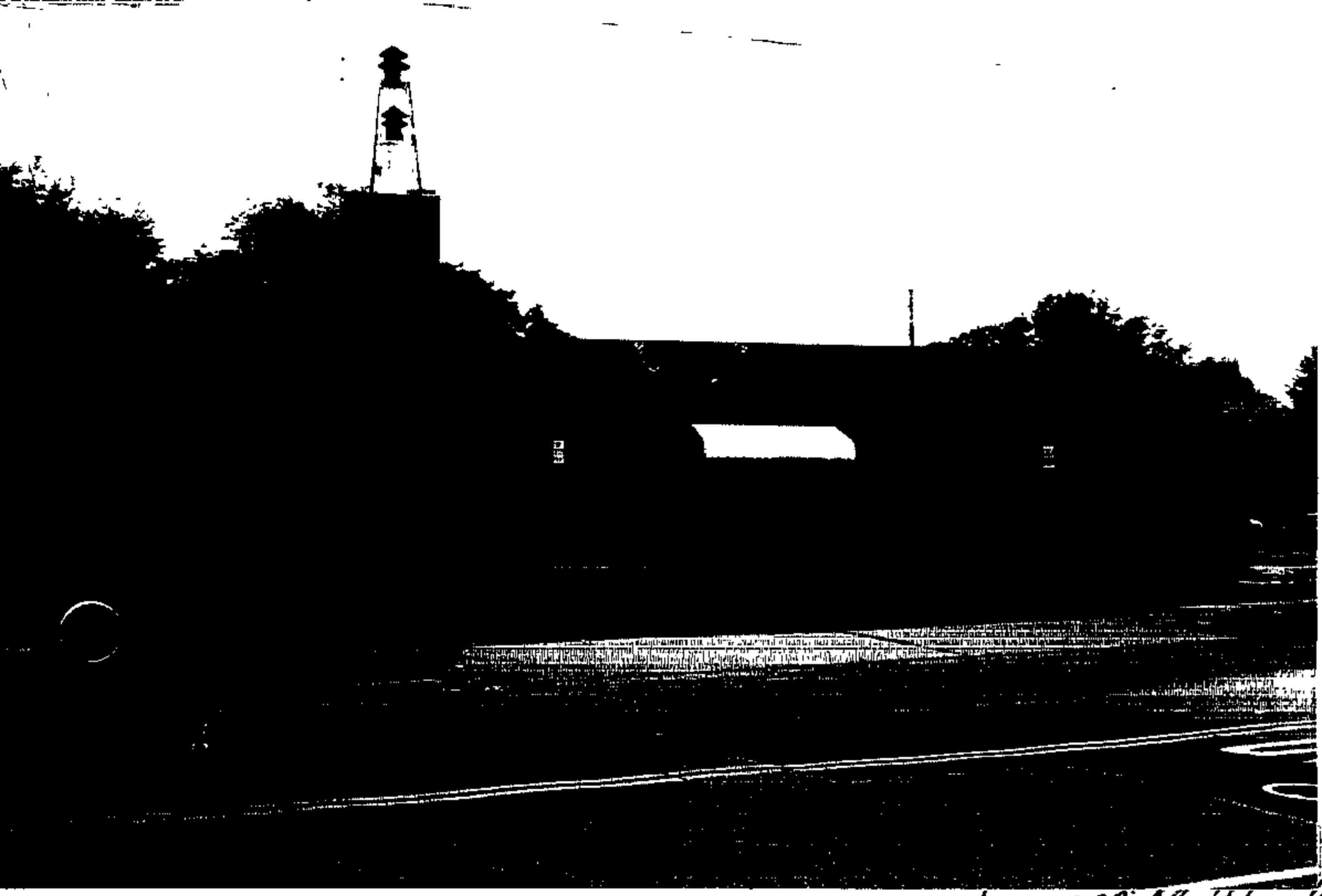


Woodlawn Volunteer Fire
Department

A. Looking NE on Woodlawn Drive - showing two sides of building

B. (Right) Woodlawn
Drive Elevation





A. North side of WVFD from Windsor Mill Road.



B. N/S of WVFD from corner

The Woodlawn Volunteer
Fire Department
6423 Woodlawn Drive

371

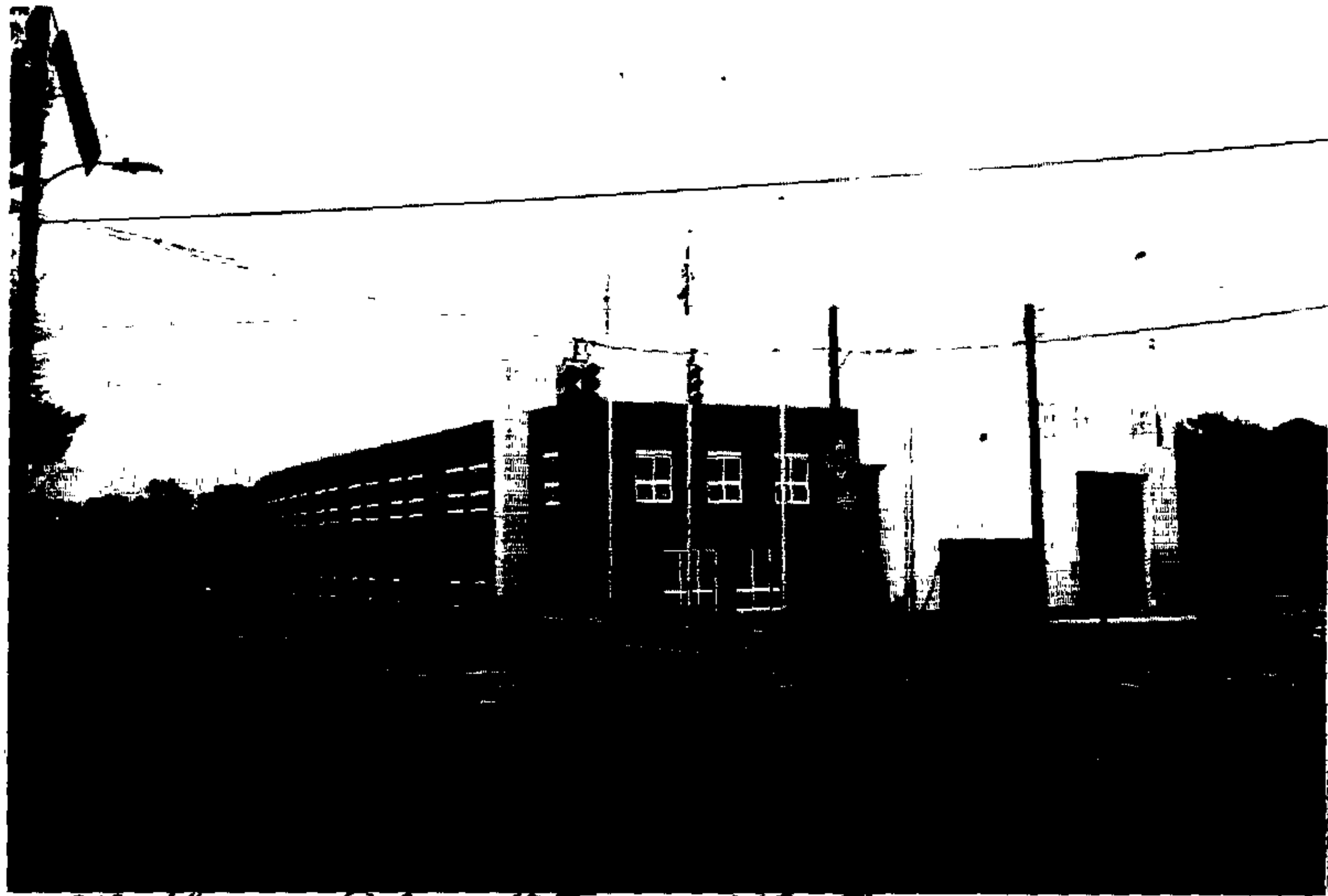
CR-97-371-A



D. Looking NE across Windsor Mill Rd. from VFD Property at
Woodlawn Police Station and Parking; Service Garage
and convenience store to SE



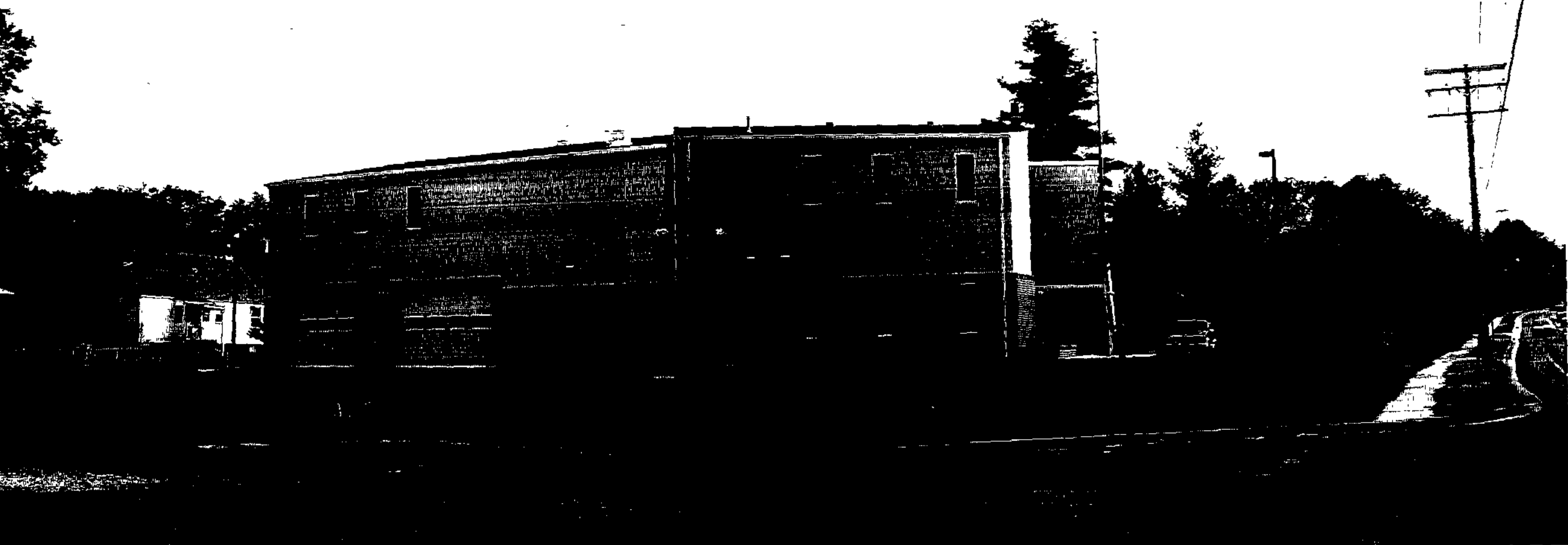
C. Fire Department Property and Building looking SW from Windsor Mill Road



E. Woodlawn Police Station SEIC of Windsor Mill and Woodlawn Drive



F. New fire station, 1 block to SW, as seen from Woodlawn Drive



G. Walnut St. elevation of New fire station



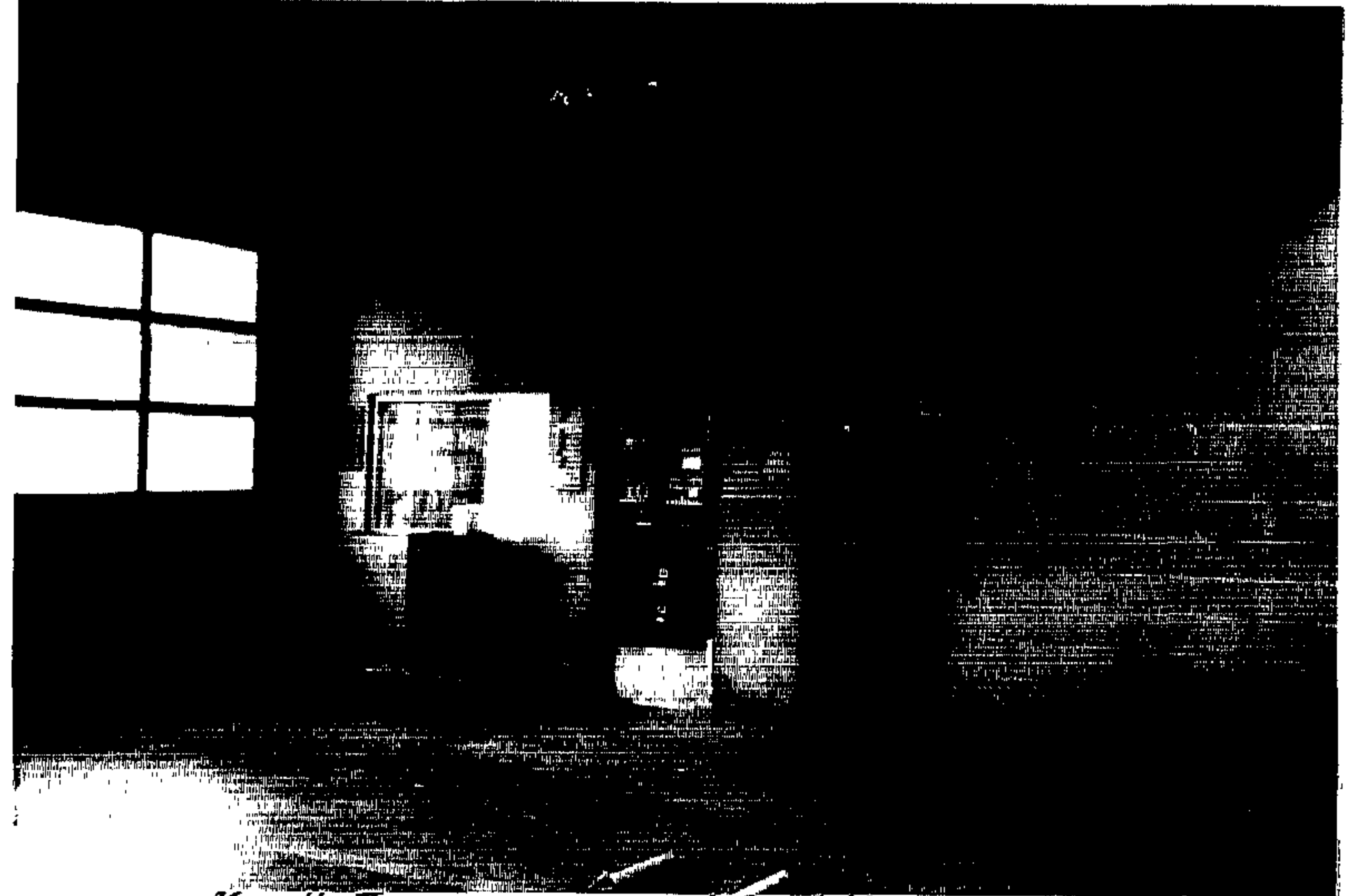
H. Present Absolute Auto Care - at 2110 Lwynn Oak Ave.



J. Looking SE on Windsor Mill from in front of Police station



J. Interior of present building



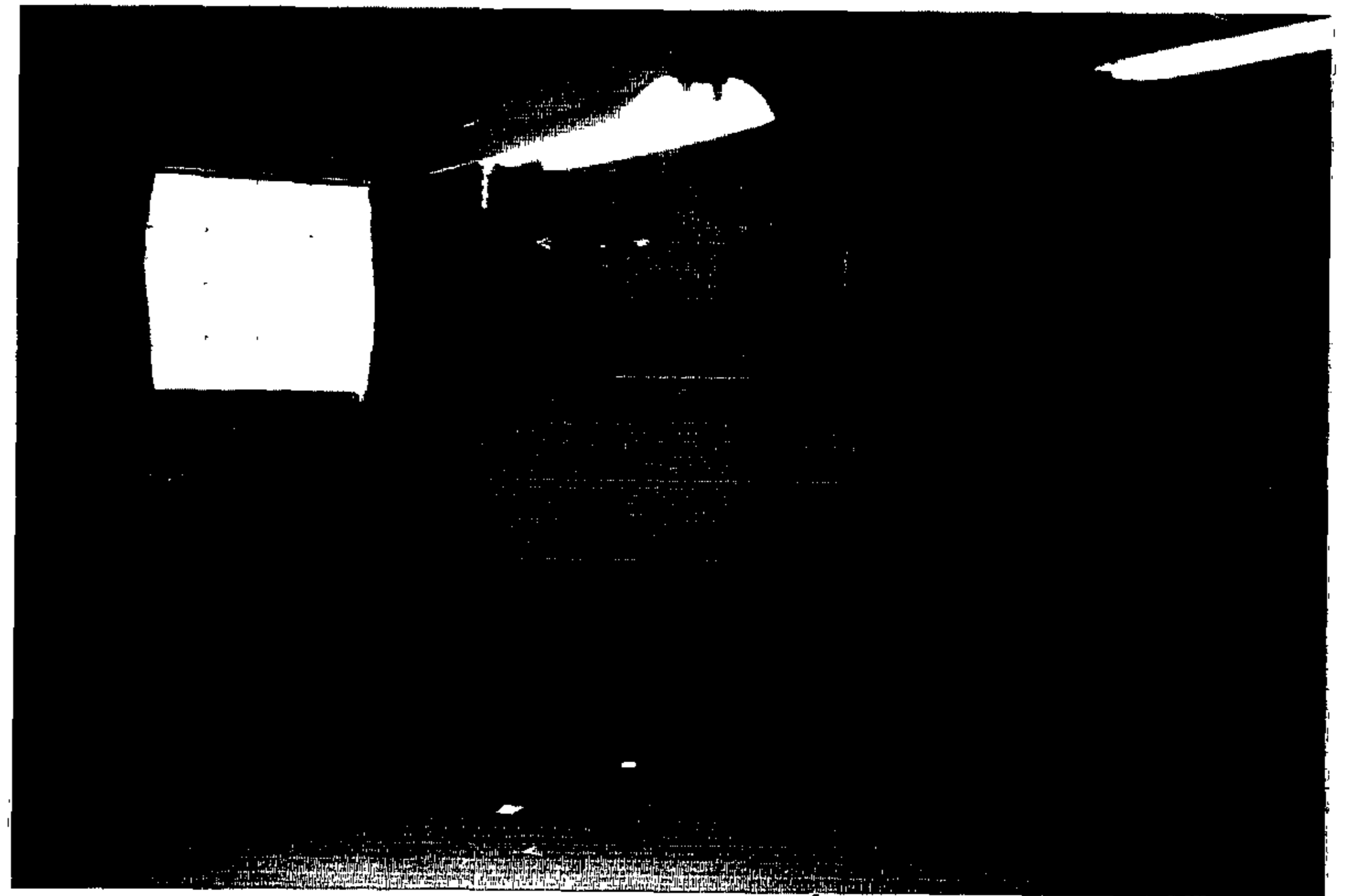
K. Interior of present building - note water damage



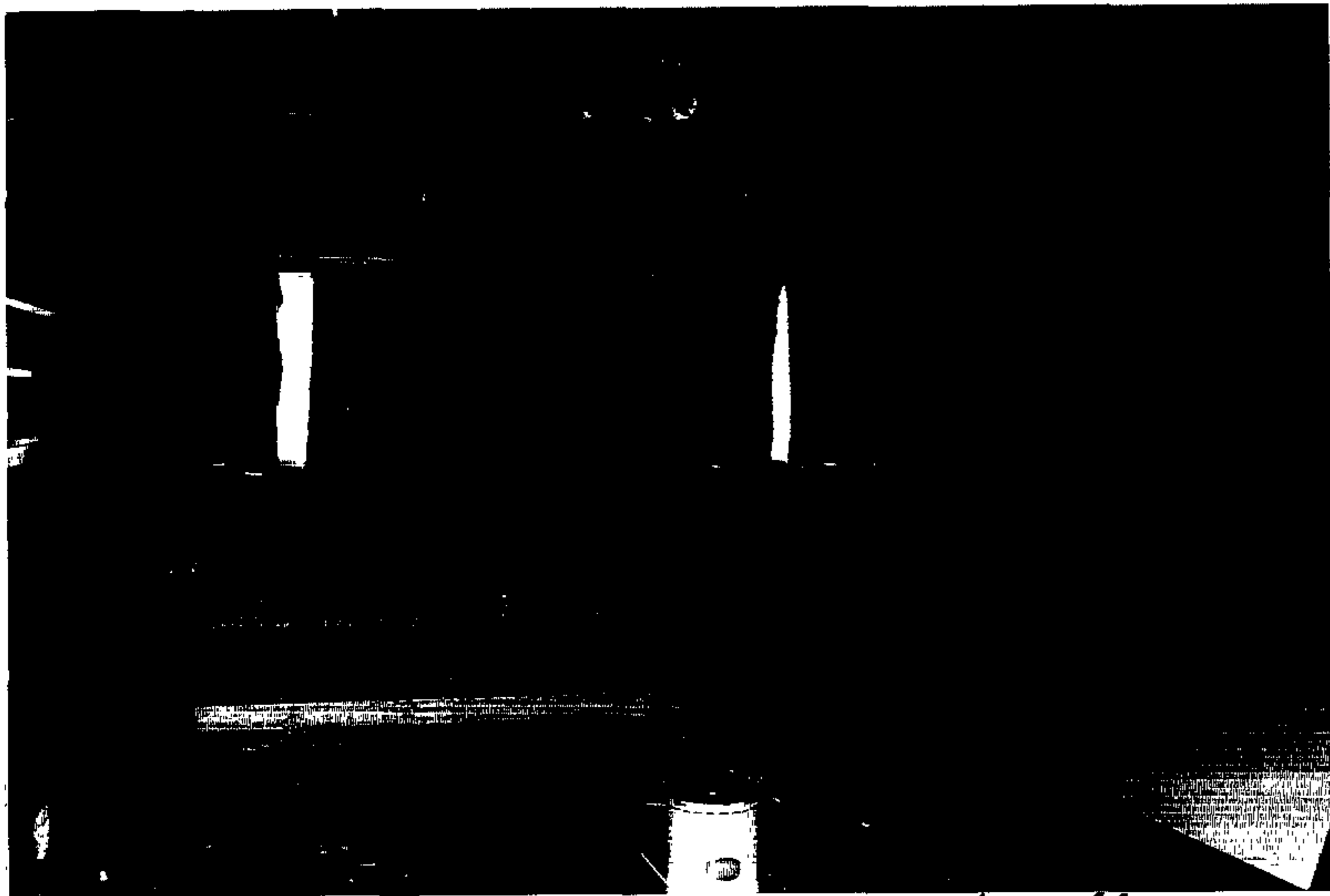
L. Interior wall on NE/S of high bay.



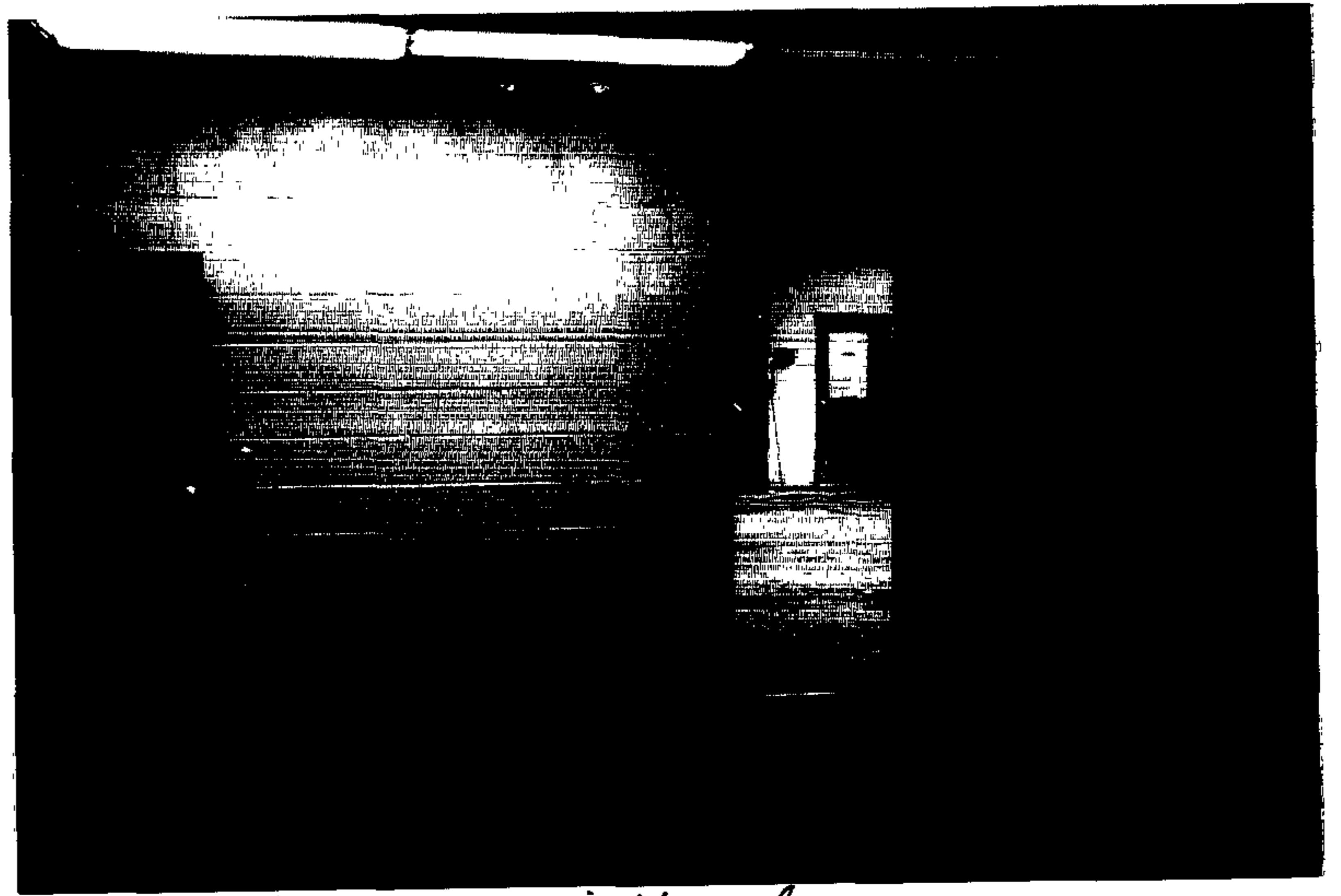
M. Interior of present building looking out toward high bay doors.



M. NE most room - note water damage

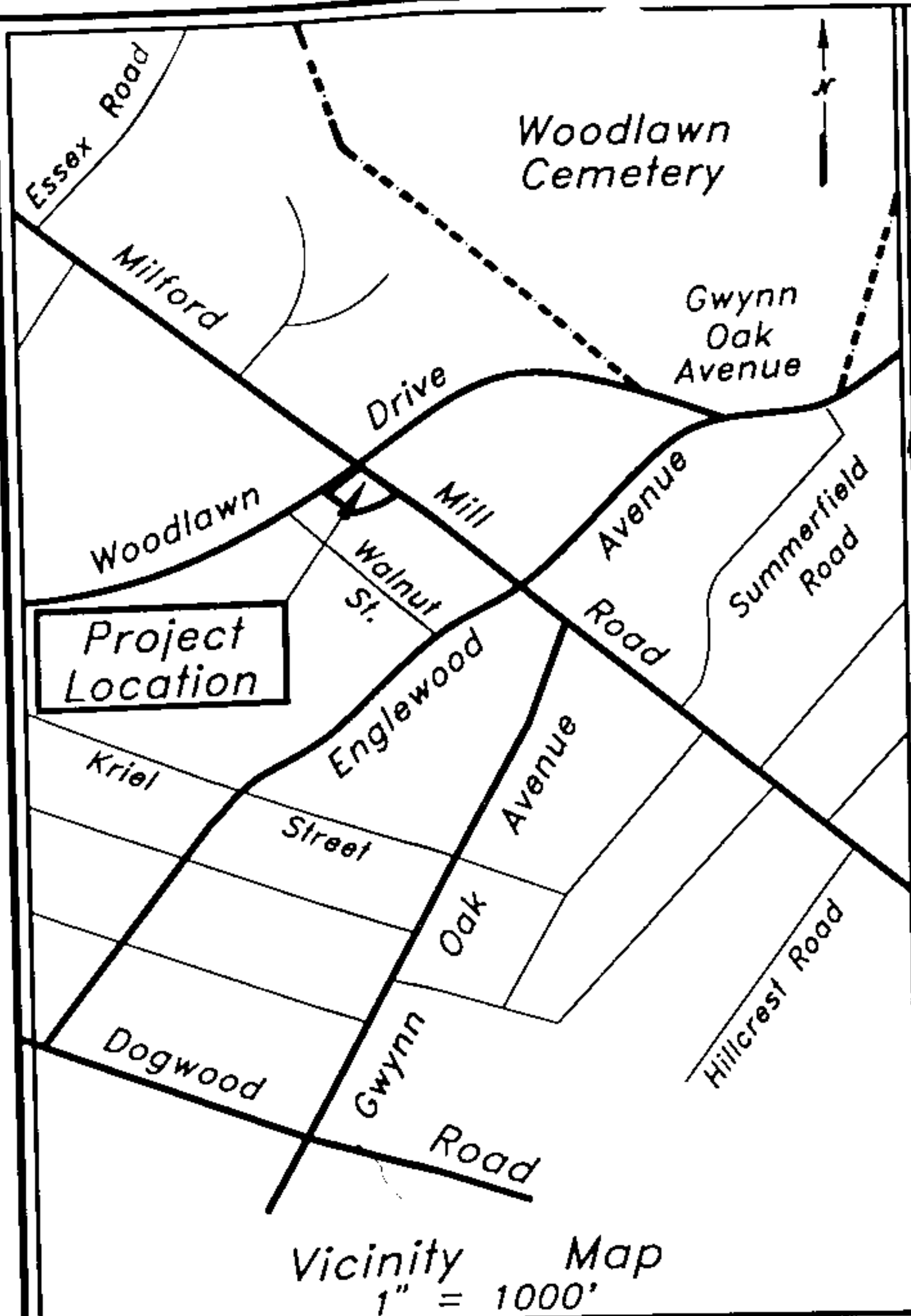


O, Poor interior condition of present building

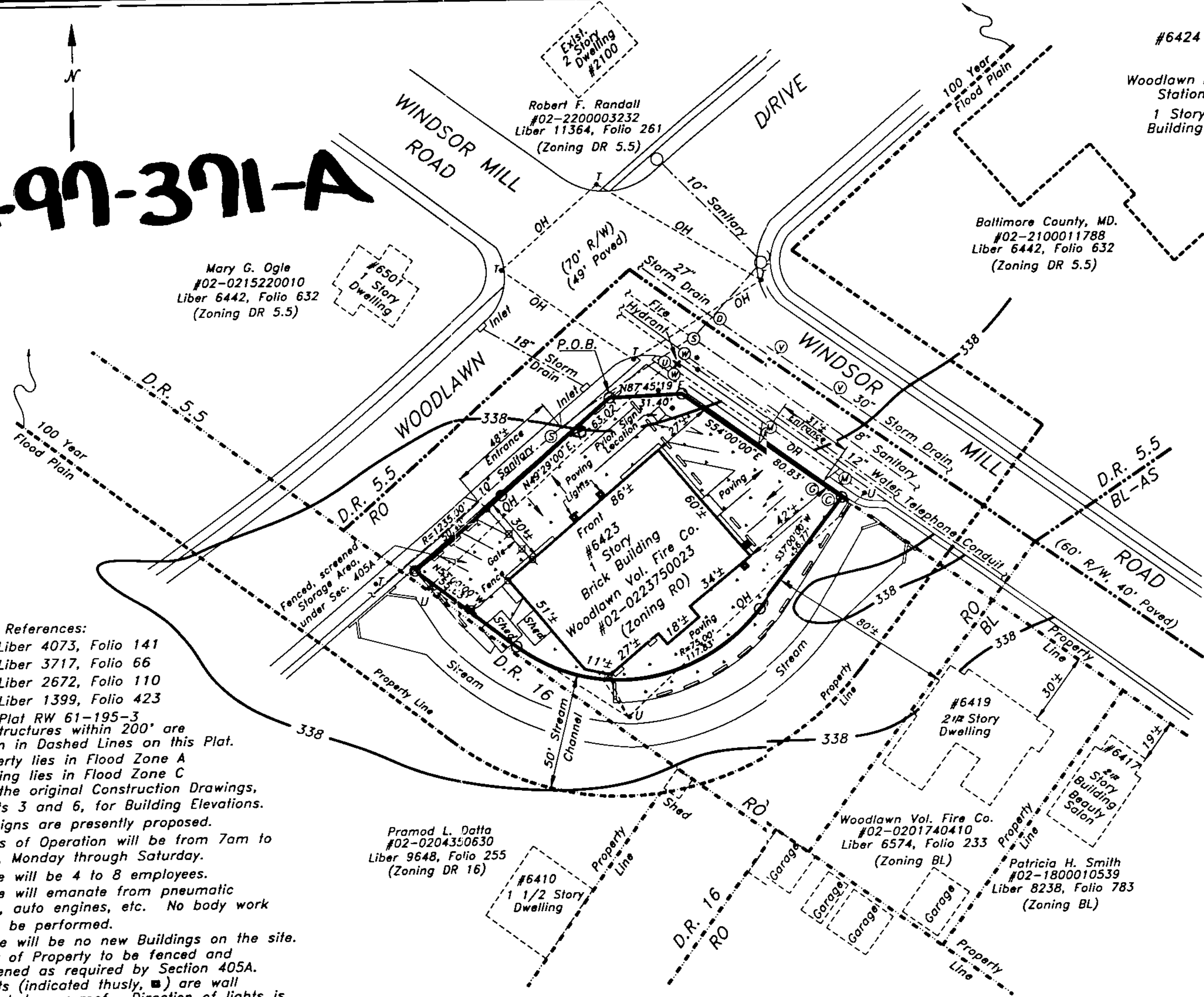


P. Present building, lounge area.

5237/01



CR-97-371-A



Notes

1. Deed References:
Liber 4073, Folio 141
Liber 3717, Folio 66
Liber 2672, Folio 110
Liber 1399, Folio 423
Plat RW 61-195-3
2. All Structures within 200' are shown in Dashed Lines on this Plat.
3. Property lies in Flood Zone A Building lies in Flood Zone C
4. See the original Construction Drawings, Sheets 3 and 6, for Building Elevations.
5. No signs are presently proposed.
6. Hours of Operation will be from 7am to 9pm, Monday through Saturday.
7. There will be 4 to 8 employees.
8. Noise will emanate from pneumatic tools, auto engines, etc. No body work is to be performed.
9. There will be no new Buildings on the site.
10. Rear of Property to be fenced and screened as required by Section 405A.
11. Lights (indicated thusly, \blacksquare) are wall mounted near roof. Direction of lights is perpendicular to Building, and will be shaded not to shine on adjoining properties.
12. Entire site is paved.

13. No change to existing entrance widths is presently proposed. Direction of traffic is indicated thusly, \uparrow .



William T. Matthews

Plat to Accompany
Petition for Reclassification
From RO Zoning to BM Zoning
and
Variances for Parking and Landscaping
For Use as a Service Garage
and other BM Uses
6423 Windsor Mill Road
(The former Woodlawn Volunteer Fire Department)
Woodlawn, Maryland 21207

Scale: 1"=50' Drawn: February 22, 1997
Revised: March 11, 1997

Ruxton Design Corporation
8422 Bellona Lane
Towson, Maryland 21204
(410) 823-5000
(Fax) 823-0115

Identifying Data	Zoning Information	Areas	Legend
Property Address : 6423 Windsor Mill Road Woodlawn, MD., 21207 Tax Account Number : 02-0223750023 Deed Reference : See Note 1 above Property Owner : Woodlawn Vol. Fire Co. Mailing Address : 6423 Windsor Mill Road Woodlawn, MD., 21207	Election District: 2nd Councilmanic District: 2nd <u>200 Scale Zoning Map</u> N.W., 3-F, (Woodlawn) <u>Prior Zoning Hearings</u> Case No. 64-52XA 1964 Variance for Setback Present Zoning: RO	Gross Area: 0.4395 Acres 19,145 Sq. Ft. Net Area : 0.3142 Acres 13,685 Sq. Ft. Floor/Area Ratio = 0.273	<ul style="list-style-type: none"> ○ Property Corner ● Traffic Pole ● Utility Pole OH Overhead Lines ▨ Paving ▭ Buildings on Property ▭ Striped Parking Space and Stop ⊕ Manhole 30" Drainage ⊙ " 30" Sanitary ● " 30" Telephone ⊖ Clean Out ⊕ Water Meter ⊕ Water Valve ⊕ Gas Valve

ABSOLUTE AUTO CARE, INC.
265-8989
45 SF Maximum Size
Illuminated, Wall Mounted
Sign Detail
No Scale
Possible Alternative: Letters of
Neon Tubing, 45 SF Maximum Size

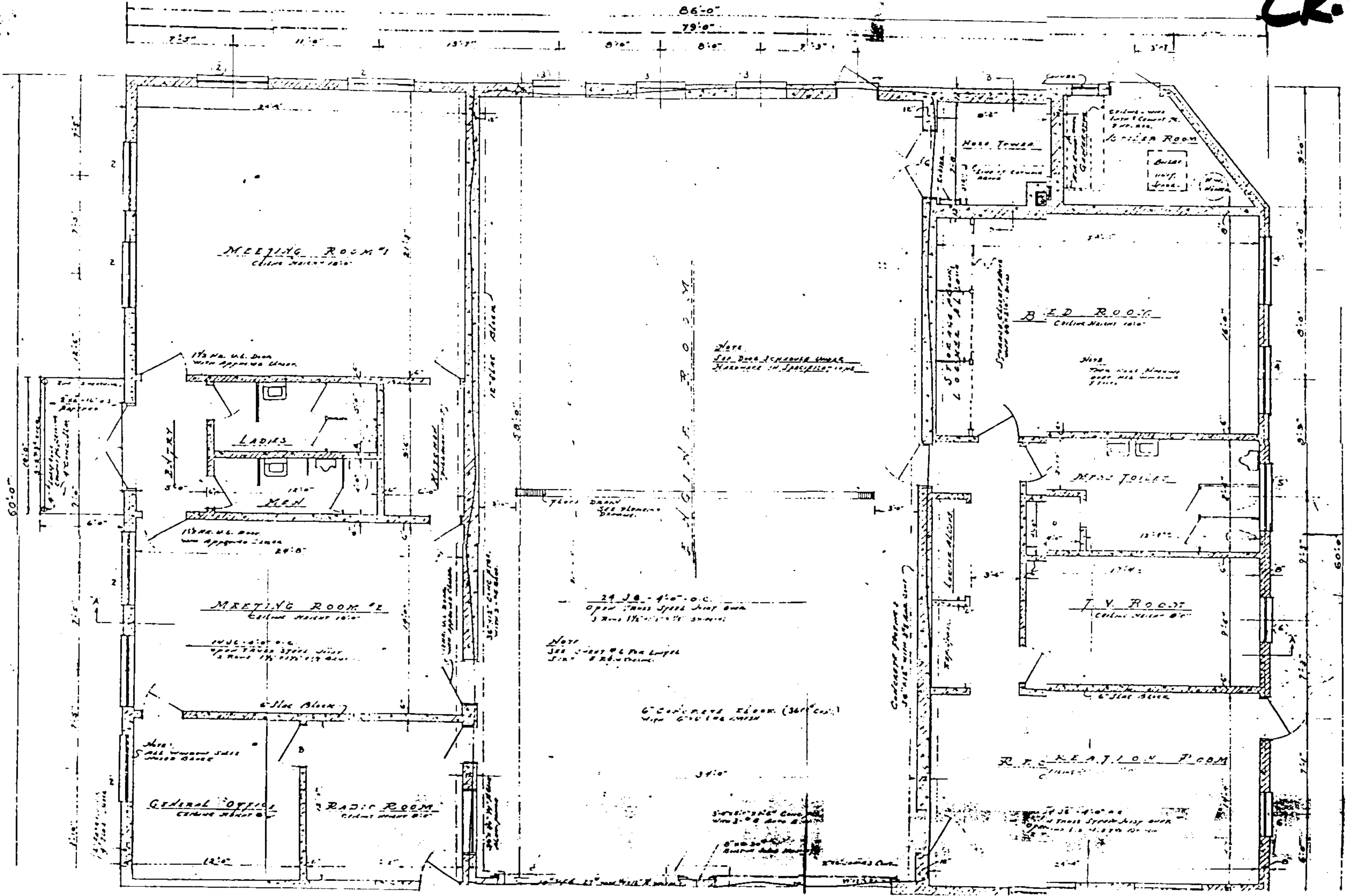
ABSOLUTE AUTO CARE, INC.
Custom Car Service
265-8989
Existing Ground Line
25' Maximum

50' SF Each Side Maximum Size
Illuminated, Double Faced
Pylon Sign Detail
No Scale

Cyclone Mesh with Screen Slats
Fence Detail
No Scale

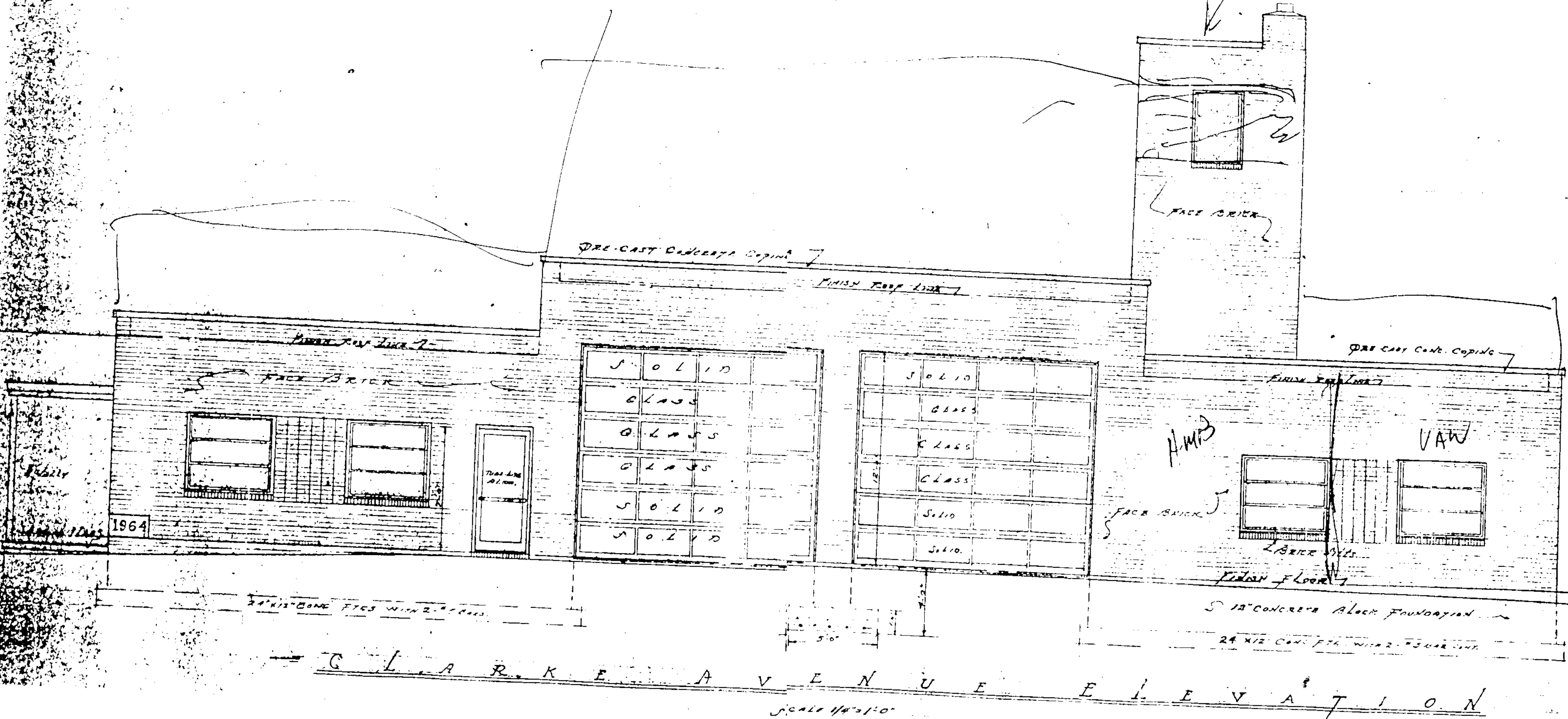
Petitioner's Ex. 1

CR.97.371-A

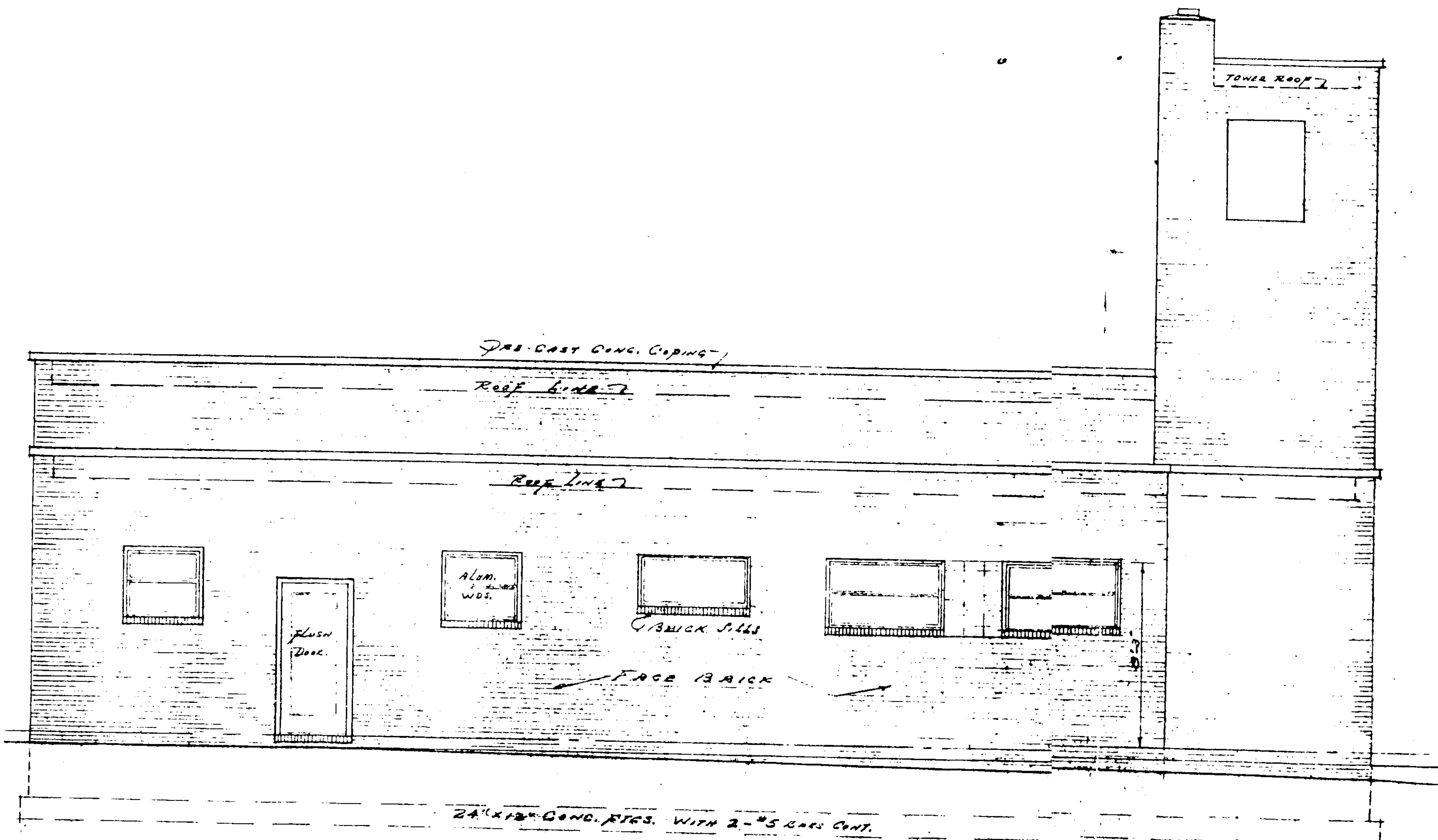


EXISTING FLOOR PLAN
 Not To Scale
Proposed Reuse of Woodlawn Volunteer Fire Department Building
at 6423 Windsor Mill Road for
Service Garage Use

CR. 97-371-A



CLARK AVENUE ELEVATION
SCALE 1/4" = 1'-0"



TOWER ROOF

PRE-CAST CONG. COPING

Reef Line 2

Reef Line 1

Alum.
WDS.

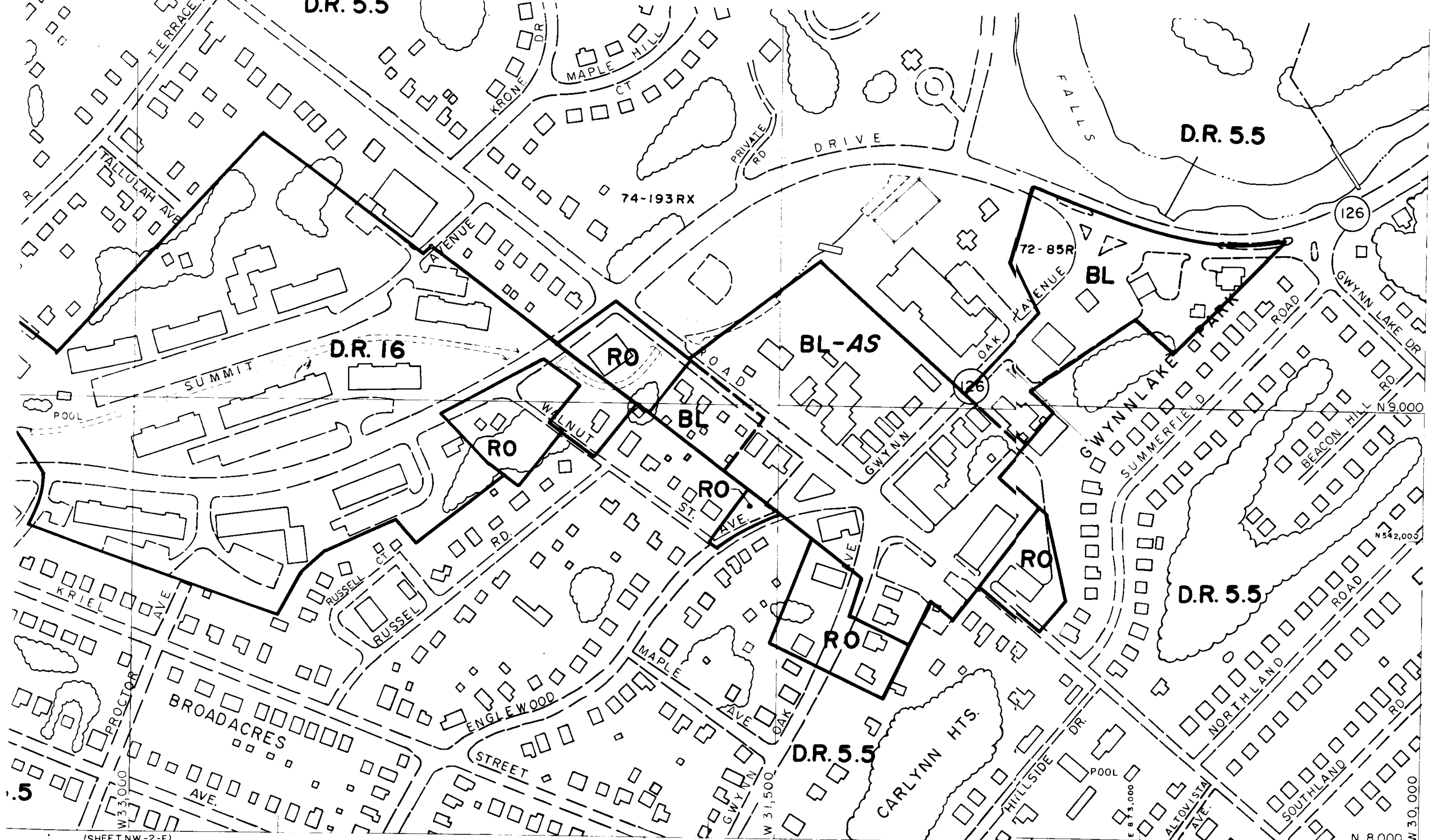
BRICK SILLS

flush
Door

FACE BRICK

24" X 12" CONG. FTGS. WITH 2-#5 BARS CENT.

S I D E E L E V A T I O N
SCALE 1/4" = 1'-0"

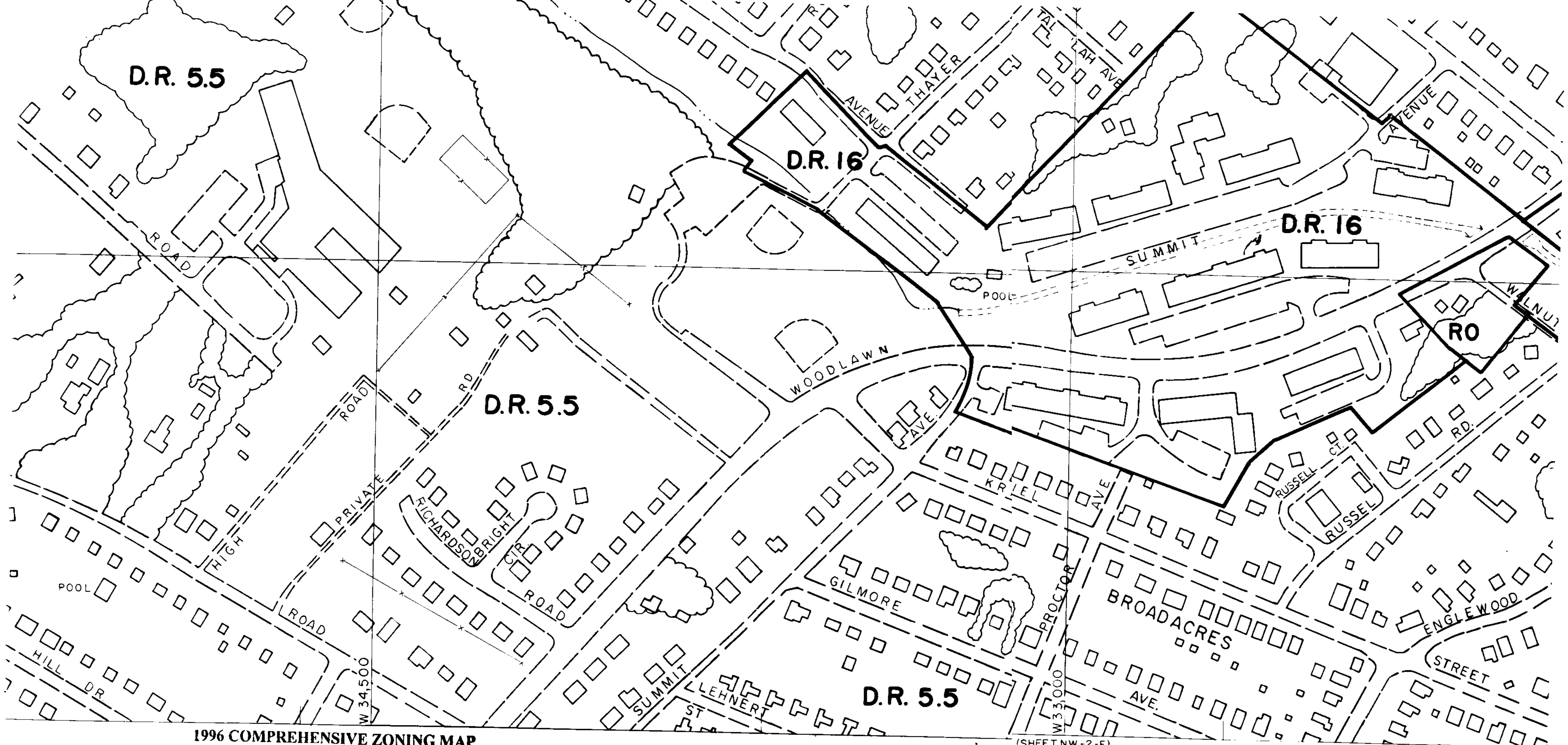


IMORE COUNTY PLANNING AND ZONING

People's Counsel Ex. 1

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

(SHEET NW-2-F)



(SHEET NW-2-F)

1996 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kameneck
 Chairman, County Council

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 OFFICIAL ZONING MAP

EAS.
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