

IN RE: PETITION FOR VARIANCE

N side of Windsor Mill Road; 72 feet E
of the c/l of Featherbed Lane
4th Election District
2nd Councilmanic District
(6746 Windsor Mill Road)

Alice J. Burrow, et al.
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **CASE NO. 2010-0107-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, Alice J. Burrow and Roy C. Borrow and Wanda Taylor-Douglas and Elwood Douglas. Petitioners are requesting Variance relief from Section 427 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 6 foot high vinyl fence with a zero foot setback along the rear property line of a single-family dwelling that adjoins the front yard of a neighboring property in lieu of the required 10 foot setback, and to amend the Final Development Plan of Lawnwood, Section 1. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance request were Petitioners Alice J. Burrow and her daughter, Wanda Taylor-Douglas, and Ms. Douglas's husband, Elwood Douglas. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is irregular-shaped and consists of approximately 16,567 square feet or 0.38 acre, more or less, zoned D.R.5.5. The property is located on the northeast side of Windsor Mill Road, east of Interstate 695 and north of Woodlawn Drive, in the Woodlawn area of Baltimore County. The subject property was once

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PM

part of a larger tract that consisted of approximately 42,703 square feet or 0.98 acre, more or less. In 1989, the previous owners of the property, William and Betty Reincke, subdivided the property into two lots. The property was at that time improved with two two-story stucco buildings. Lot 1 at the front of the property (the subject property) retained one of the buildings consisting of two two-bedroom units and two one-bedroom units. Lot 2 to the rear of the property contained the other building consisting of two two-bedroom units, one one-bedroom unit, and one efficiency apartment.

Presently, Petitioners (Alice and Roy Burrow and their daughter, Wanda Taylor-Douglas and her husband, Elwood Douglas) reside in the two-story stucco building on Lot 1. Lot 2 is owned and operated as an apartment building by Betty Farley (formerly Reincke). There is a three foot high chain link fence on Petitioner's property that separates the rear of Petitioner's property from the front of Ms. Farley's rental property. At this juncture, Petitioners desire to replace the chain link fence with a six foot high fence to provide more privacy and better screening from the adjacent property. In order to do so, Petitioners are in need of variance relief to permit a zero foot setback along their rear property line that adjoins the front yard of a neighboring property in lieu of the required 10 feet.

In support of the variance relief, Petitioners referenced the documentation that was attached to their Petition for Variance, which included a narrative entitled "Reasons for Fence." This documentation coupled with their testimony revealed that Petitioners purchased their property (Lot 1) from Ms. Farley approximately 20 years ago. They have lived there as an extended family (parents, adult children, and grandchildren) since that time. The four unit apartment building on Lot 2 has been rented to tenants and over the years, Petitioners have encountered some intermittent problems with the tenants. This has included tenants and their

visitors driving their cars across Petitioners' property to get to the apartment building from Windsor Mill Road, trash and other debris from the apartment building being littered on the rear of Petitioners' property near the existing chain link fence, and tenants and their visitors jumping over the chain link fence to get to the road instead of walking around on the existing private driveway for the apartment building.

All of these circumstances, as well as others, have caused tension between Petitioners and the apartment building tenants. Rather than continuing with this difficulty, Petitioners desire to mute the situation by erecting the aforementioned six foot high fence. The fence would hopefully provide the desired separation between the properties and better delineate the property line between Petitioners' property and Ms. Farley's apartment building property. It is also hoped that the fence would lessen the likelihood of contact between Petitioners and the apartment building tenants so that there are fewer problems.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other affirmative recommendations concerning the requested relief.

Considering all the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The larger tract was subdivided 20 years ago, which created the lot sizes and irregular configurations that presently comprise Lot 1 (the subject property) and Lot 2. The dwelling on the subject property was built in 1920 and Petitioners utilize the dwelling as a residence for their extended family. The building on Lot 2 is utilized in a quasi-commercial manner as a residential apartment building. The building has four apartment units with tenants, some of whom have resided there for a number of years and some

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that come and go. The layout of the two lots is unique in that the rear of the subject property adjoins the front of the apartment building property. It is important to note that this layout was not created by Petitioners. In addition, the transient nature of the apartment building has resulted in several clashes and conflicts between tenants of that building and Petitioners. In my view, the subject property is unique in a zoning sense and I further find that Petitioners would suffer practical difficulty and undue hardship if the variance were to be denied. The difficult situation between the tenants of the apartment building and Petitioners would likely continue to deteriorate if Petitioners are not permitted to erect a six foot high privacy fence to replace the existing three foot high chain link fence. Finally, I find that the variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

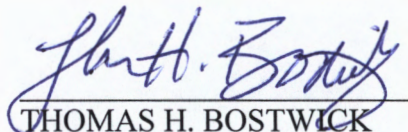
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 5th day of January, 2010 by this Deputy Zoning Commissioner, that Petitioners' Variance request from Section 427 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 6 foot high vinyl fence with a zero foot setback along the rear property line of a single-family dwelling that adjoins the front yard of a neighboring property in lieu of the required 10 foot setback, and to amend the Final Development Plan of Lawnwood, Section 1, be and is hereby **GRANTED**, subject to the following:

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B

1. Petitioners are advised that they may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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1-5-10
pm



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 5, 2010

ALICE J. BURROW AND ROY C. BORROW
6746 WINDSOR MILL ROAD
BALTIMORE MD 21207

Re: Petition for Variance
Case No. 2010-0107-A
Property: 6746 Windsor Mill Road

Dear Mr. and Mrs. Borrow:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

c: Wanda Taylor-Douglas and Elwood Douglas, 6746 Windsor Mill Road, Baltimore MD 21207

* ALSO
AMEND
PRIOR HEARINGS
+ FDP.



TAX. ACCOUNT # 2100014145

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6746 Windsor Mill Road
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Section 427

To permit a 6 foot high vinyl fence with a 0 set back along the rear property line of a single family dwelling that adjoins the front yard of a neighboring property in lieu of the required 10 foot set back. And to amend the Final Development Plan of "Lawnwood" Section 1.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See attached.

*TO BE DETERMINED AT HEARING
(NOT ADMIN FILING DUE TO CONFLICT)*

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Alice J. Burrow / Roy Burrow
Name - Type or Print _____
Alice J. Burrow / Roy C. Burrow
Signature _____
Wanda Taylor-Douglas / Elwood Douglas
Name - Type or Print _____
Wanda Taylor-Douglas / Elwood Douglas
Signature _____
6746 Windsor Mill Road *410-298-2029*
Address _____ Telephone No. _____
Baltimore, Maryland *21207*
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Date *9/28/09*

Case No. *2010-0107-A*

REV 9/15/98
1-5-10
Reviewed By *[Signature]*

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 6746 WINDSOR MILL ROAD BEGINNING AT A POINT ON THE NORTH SIDE OF WINDSOR MILL ROAD WHICH IS 60 FEET WIDE AT THE DISTANCE OF 72 FEET EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET FEATHERBED LANE WHICH IS 40 FEET WIDE. BEING LOT# 1 IN THE SUBDIVISION OF FEATHERBED LANE AS RECORDED IN BALTIMORE COUNTY PLAT BOOK# 8928, FOLIO 828, CONTAINING 36,610 FEET. ALSO KNOWN AS 6746 WINDSOR MILL ROAD AND LOCATED IN THE 2ND ELECTION DISTRICT, 4TH COUNCILMANIC DISTRICT.

METERS AND BOUNDS: N.40 9' 31" E. 134.70 ft., S.47 53' 58" E. 122.45 ft., S.39 57' 58"W. 135.56 ft., N.47 30' 21" W. 122.94 ft. TO THE PLACE OF BEGINNING.

2010-0107-A

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2010-0107-A

Petitioner: Alice J Burrow Roy Brown Wanda Taylor-Douglas Elwood Douglas

Address or Location: 6746 Windsor Mill Rd. 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alice J. Burrow

Address: 6746 Windsor Mill Road.
Gwynn Oak, MD. 21207

Telephone Number: 410 944 2953

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 17750

Date: 9/25/07

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS	Acct	Amount
				Source/	Rev/					
001	806	0000		6110						115.00

Total: 115.00

Rec From: Alice Bunn

For: 2746 W. ...
21207

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2010-0107-A

6746 Windsor Mill Road

N/side of Windsor Mill Road, 72 feet east of centerline of Featherbed Lane

4th Election District - 2nd Councilmanic District

Legal Owner(s): Alice & Roy Burrow, Wanda & Elwood Douglas

Variance: to permit a 6 foot high vinyl fence with a 0 foot setback along the rear property line of a single family dwelling that adjoins the front yard of a neighboring property in lieu of the required 10 foot setback and to amend the Final Development Plan of "Lawnwood" section 1.

Hearing: December 3, 2009 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/11/8/19 Nov. 17

221565

CERTIFICATE OF PUBLICATION

11/19/2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/17/2009.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Proposed 2010-0107-A

Petitioner/Developer: __

Alice & Roy Burrow, Wanda & Elwood Douglas

Date of Hearing/closing: December 3 2009

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

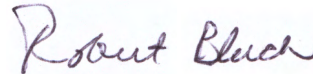
Attn; Kristin Matthews:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were
6746 Windsor Mill Road

The sign(s) were posted on November 18 2009
(Month, Day, Year)

Sincerely,

 Nov 20 2009

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2010-0107-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: Room 106, County Office Building
111 West Chesapeake Ave. Towson 21204

DATE AND TIME: THURSDAY, DECEMBER 3, 2009 AT 9:00 A.M.

REQUEST VARIANCE TO PERMIT A 6 FOOT HIGH VINYL FENCE
WITH A 0 FOOT SETBACK ALONG THE REAR PROPERTY LINE OF A
SINGLE FAMILY DWELLING THAT ADJOINS THE FRONT YARD OF A
NEIGHBORING PROPERTY IN LIEU OF THE REQUIRED 10 FOOT SETBACK

AND TO AMEND THE FINAL DEVELOPMENT PLAN OF "LAWNWOOD"
SECTION 1

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
November 3, 2009

NOTICE OF ZONING HEARING

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CASE NUMBER: 2010-0107-A

6746 Windsor Mill Road

N/side of Windsor Mill Road, 72 feet east of centerline of Featherbed Lane

4th Election District – 2nd Councilmanic District

Legal Owners: Alice & Roy Burrow, Wanda & Elwood Douglas

Variance to permit a 6 foot high vinyl fence with a 0 foot setback along the rear property line of a single family dwelling that adjoins the front yard of a neighboring property in lieu of the required 10 foot setback and to amend the Final Development Plan of "Lawnwood" section 1.

Hearing: Thursday, December 3, 2009 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Burrow/Douglas, 6746 Windsor Mill Road, Baltimore 21207

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., NOVEMBER 18, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 17, 2009 Issue - Jeffersonian

Please forward billing to:
Alice Burrow
6746 Windsor Mill Road
Baltimore, MD 21207

410-298-2029

NOTICE OF ZONING HEARING

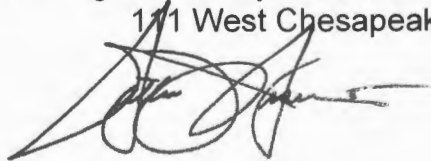
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0107-A

6746 Windsor Mill Road
N/side of Windsor Mill Road, 72 feet east of centerline of Featherbed Lane
4th Election District – 2nd Councilmanic District
Legal Owners: Alice & Roy Burrow, Wanda & Elwood Douglas

Variance to permit a 6 foot high vinyl fence with a 0 foot setback along the rear property line of a single family dwelling that adjoins the front yard of a neighboring property in lieu of the required 10 foot setback and to amend the Final Development Plan of "Lawnwood" section 1.

Hearing: Thursday, December 3, 2009 at 9:00 a.m. in Room 106, County Office Building,
171 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

November 25, 2009

Alice & Roy Burrow / Wanda & Elwood Douglas
6746 Windsor Mill Rd.
Baltimore, MD 21207

Dear: Alice & Roy Burrow / Wanda & Elwood Douglas

RE: Case Number 2010-0107-A, 6746 Windsor Mill Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 28, 2009. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 7, 2009

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2010-0107-A
6746 WINDSOR MILL RD
BURROW & DOUGLAS PROPERTY
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0107-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink that reads "Michael P. Bailey". The signature is written in a cursive style.

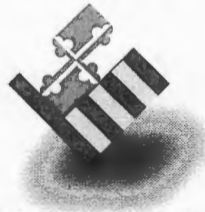
For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 5. 2009

ItemNumbers

0006,0034,0088,0096,0097,0098,0099,0100,0102,0103,0104,0106,0107,0108,0109,0111,0113 and 0115

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: October 9, 2009

FROM: Dennis A. ^{DAK}Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2009
Item Nos. 10-006, 034, 096, 097, 098, 099, 100, 101,
102, 103, 104, 105, 106, 107, 108, 109, 113 and 115

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-10192009.b -NO COMMENTS.doc

TB 12/3
9am**BALTIMORE COUNTY, MARYLAND****Inter-Office Correspondence**

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: November 3, 2009

SUBJECT: Zoning Item # 10-107-A
Address 6746 Windsor Mill Road
(Burrow & Douglas Property)

Zoning Advisory Committee Meeting of October 5, 2009

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL

Date: 11/3/09

RECEIVED

NOV 04 2009

ZONING COMMISSIONER

RE: PETITION FOR VARIANCE * BEFORE THE
6746 Windsor Mill Road; N/S Windsor Mill * ZONING COMMISSIONER
Road, 72' E c/line of Featherbed Lane *
4th Election & 2nd Councilmanic Districts *
Legal Owner(s): Burrow and Douglas * FOR
Petitioner(s) * BALTIMORE COUNTY
* 10-107-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

OCT 14 2009

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of October, 2009, a copy of the foregoing Entry of Appearance was mailed to Alice & Roy Burrows and Wanda & Elwood Douglas, 6746 Windsor Mill Road, Baltimore, MD 21207, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 2010-0107-A
DATE 12-3-09

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 02 **Account Number -** 2100014145

Owner Information

Owner Name: TAYLOR-DOUGLAS WANDA
 DOUGLAS ELWOOD/BURROW ALICE J,ETAL
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6746 WINDSOR MILL RD
 BALTIMORE MD 21207-4306
Deed Reference: 1) /23522/ 457
 2)

Location & Structure Information

Premises Address
 6746 WINDSOR MILL RD

Legal Description

6746 WINDSOR MILL RD WS
 FEATHERBED LA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
88	13	620						1	Plat Ref:

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1920	3,888 SF	16,567.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	STUCCO

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	79,140	79,100		
Improvements:	226,880	177,100		
Total:	306,020	256,200	306,020	256,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: TAYLOR-DOUGLAS WANDA Type: NOT ARMS-LENGTH	Date: 03/14/2006 Deed1: /23522/ 457	Price: \$0 Deed2:
Seller: TAYLOR-DOUGLAS WANDA Type: NOT ARMS-LENGTH	Date: 01/20/1995 Deed1: /10913/ 624	Price: \$0 Deed2:
Seller: LITZAU MICHAEL K LITZAU DENISE L Type: IMPROVED ARMS-LENGTH	Date: 04/23/1990 Deed1: / 8461/ 433	Price: \$142,000 Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt: NO			
Exempt Class:			Special Tax Recapture: * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

[Go Back](#)
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[New Search](#)

Account Identifier: District - 02 **Account Number -** 0212840060

Owner Information

Owner Name: FARLEY BETTY J **Use:** COMMERCIAL
Mailing Address: 8401 DOGWOOD RD **Principal Residence:** NO
 BALTIMORE MD 21244-1213 **Deed Reference:** 1) /15159/ 426
 2)

Location & Structure Information

Premises Address
 6744 WINDSOR MILL RD

Legal Description
 NS WINDSOR MILL RD
 6744 WINDSOR MILL RD
 122 SE FEATHERBED LA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
88	13	154						1	

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1976	3,040 SF	26,136.00 SF	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	121,600	121,600		
Improvements:	122,400	130,300		
Total:	244,000	251,900	244,000	246,633
Preferential Land:	0	0	0	0

Transfer Information

Seller: REINCKE WILLIAM E	Date: 04/30/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /15159/ 426	Deed2:
Seller: LYNCH ANNA K,ET AL	Date: 10/15/1974	Price: \$43,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5483/ 828	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

REASONS FOR FENCE

1. APPROXIMATELY 20 YEARS AGO, WE PURCHASED OUR HOME FROM MS. BETTY FARLEY (FORMERLY RENECKE). OUR PROBLEMS ARE WITH THE BEHAVIORS OF TENANTS IN THE APARTMENT BUILDING (4 UNITS) LOCATED AT 6744 WINDSOR MILL ROAD BEHIND OUR HOUSE ARE ONGOING. THE MAJORITY OF THE TENANTS ARE FEMALE. TWO OF THEM HAVE LIVED THERE FOR FIFTEEN YEARS OR MORE AND THE MAJORITY OF OUR PROBLEMS ARE ASSOCIATED WITH THOSE TWO TENANTS.
2. WHEN WE FIRST PURCHASED THE HOUSE, WE HAD FOUR VERY YOUNG CHILDREN THAT LIVED HERE. THEY PLAYED OUT IN THE YARD. THERE WAS NO FENCE AT THAT TIME TO SEPARATE THE TWO PROPERTIES. MS. FARLEY'S TENANTS USED TO SPEED UP AND DOWN OUR YARD IN THEIR CARS TO GET TO MS. FARLEY'S APARTMENT BUILDING AND BACK UP TO WINDSOR MILL ROAD. WE WERE FORCED TO PUT A THREE FOOT LINK FENCE UP WHEN THE BABY, WHO WAS AROUND TWO YEARS OLD, PLAYING IN THE YARD. ONE OF MS. FARLEY'S TENANTS SPED THROUGH AND JUST MISSED THE BABY BY A FEW INCHES. MS. FARLEY'S TENANTS HAVE A PRIVATE DRIVEWAY TO USE. HOWEVER THEY CHOSE TO USE OUR YARD.
3. DURING THAT TIME, ONE OF MS. FARLEY'S TENANTS WAS OBSERVED IN OUR YARD UNDER OUR PORCH WHERE WE STORE TOOLS AND YARD SUPPLIES. IT HAS A DOOR, BUT AT THE TIME, NO LOCK. WHEN ASKED WHAT SHE WAS DOING IN OUR YARD GOING THROUGH OUR THINGS, SHE RESPONDED THAT SHE THOUGHT THAT THE SPACE UNDER OUR HOME BELONGED TO MS. FARLEY.
4. A FEW YEARS LATER, WHILE ON VACATION, WE HAD A VALUABLE SELF PROPELLED LAWN MOWER. IT WAS LEFT BEHIND OUR HOUSE. WHEN WE RETURNED, IT HAD BEEN STOLEN. IT WAS NOT VISIBLE FROM THE MAIN STREET; WINDSOR MILL ROAD, ONLY FROM THE APARTMENT IN BACK OF US OR THEIR PRIVATE DRIVEWAY. NEEDLESS TO SAY, WE DO NOT LEAVE THINGS IN OUR BACK YARD ANYMORE.
5. AN ADULT FEMALE VISITOR OF ONE OF THE TENANTS, REACHED ACROSS OUR FENCE AND SLAPPED ONE OF MY GRANDSONS (10 YRS OLD) AS HER TENANTS LOOKED ON AND LAUGHED. MY DAUGHTER TOOK OUT A WARRANT FOR HER ARREST. THE VISITOR DID NOT APPEAR FOR COURT, BUT WE NEVER SAW THE WOMAN AGAIN.
6. MS. FARLEY ONCE RENTED A UNIT TO TENANTS THE POLICE FOUND QUESTIONABLE. THE POLICE CAME TO US AND ASKED FOR OUR PERMISSION TO SIT IN OUR YARD AND WATCH THEIR ACTIVITY NEXT DOOR. THE POLICE HAD RECEIVED CALLS FROM CONCERNED NEIGHBORS THAT SUSPICIOUS BEHAVIOR WAS GOING ON OVER THERE BECAUSE NUMEROUS CARS WERE COMING AND GOING AT ALL TIMES OF DAY AND NIGHT FROM THE TENANTS APARTMENT. AFTER THE POLICE SET UP SURVEILLANCE IN OUR YARD, THERE WAS LESS TRAFFIC GOING OVER TO THAT APARTMENT. A WEEK AFTER THE POLICE KEPT THE APARTMENT UNDER SURVEILLANCE, THE TENANTS MOVED OUT. HOWEVER, THE POLICE STAYED FOR A FEW DAYS AFTER THEY MOVED.
7. OUR GARBAGE IS PICKED UP ONCE A WEEK AT THE END OF THE PRIVATE DRIVEWAY. THIS IS OUTSIDE OF THE FENCE ON THE NORTH END OF OUR FRONT YARD. IF THE TENANTS MISSED THE GARBAGE MAN, THEY WOULD LEAVE THEIR TRASH THERE FOR THE WHOLE WEEK. THE Y

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ALSO BEGAN TO PUT LOOSE TRASH THERE. WE REPORTED THESE INFRACTIONS TO COUNTY CODE. MR. GAINES FROM COUNTY CODE INTERVEINED AND HAD THE LANDLORD CLEAN THE AREA. MR. GAINES INFORMED THE LANDLORD THAT THIS BEHAVIOR WOULD NOT BE TOLERATED FROM TENANTS.

8. SINCE THEN, THE TENANTS HAVE USED ANY EXCUSE THAT THEY CAN FIND TO SEND THE POLICE TO OUR HOME FOR COMPLAINTS, FOR INSTANCE THEY SENT THE POLICE TO OUR HOUSE NUMEROUS TIMES TO COMPLAIN THAT I WAS PUTTING BIRD CRUMBS OUT FOR THE BIRDS.
9. WE USED TO KEEP OUR GARBAGE CANS NEXT TO THE FENCE AT THE BACK OF THE YARD WHERE OUR PROPERTY ADJOURNS. WE ALWAYS USE PLASTIC GARBAGE BAGS BEFORE WE PUT TRASH IN OUR CANS. WE NOTICED THAT THERE WAS ALWAYS AN ACCUMULATION OF TRASH AROUND OUR GARBAGE CANS ON THE GROUND. WE BEGAN TO WATCH AND SAW ONE OF THE MALE VISITORS THROW TRASH FROM CONTENTS HE BOUGHT FROM THE 7-11 STORE INTO OUR YARD. WE ALSO FOUND SEVERAL USED BABY PAMPERS IN OUR YARD. WE HAVE NOT HAD ANY MORE PROBLEMS WITH ACCUMULATION OF TRASH SINCE WE MOVED OUR TRASH CANS FROM THE FENCE TO THE BACK OF OUR HOUSE. HOWEVER, OCCATIONAL LITTER STILL OCCURS IN OUR BACK YARD. WE OFTEN FIND CIGARETTE BUTTS IN OUR YARD AND VARIOUS CARDBOARD CONTAINERS. NOONE SMOKES IN OUR HOUSE.
10. THE TENANTS CLIMB ACROSS OUR FENCE AT NIGHT TO GET TO THE STREET INSTEAD OF USING THEIR PRIVATE DRIVEWAY. OUR FENCE HAS MANY AREAS WHERE THE TOP BAR HAS BEEN BENT DUE TO THE PRESSURE OF THEIR WEIGHT. WE HAVE ATTEMPTED TO STRAIGHTEN OUR FENCE ON NUMEROUS OCCASIONS, BUT THE TOP BAR AND SOME OF THE FENCE CONTINUES TO BE BENT.
11. APPROXIMATELY TWO MONTHS AGO, MY HUSBAND AND I WERE LOOKING OUT OF OUR KITCHEN WINDOW THAT FACES 6744 APARTMENT BUILDING. WE SAW A MALE (WHO VISITS ONE OF THE FEMALE TENANTS FREQUENTLY) GET OUT OF HIS CAR, LOOK AROUND AND URINATE ON THE GROUND BEHIND HIS CAR. HE LOOKED OUR WAY, BUT COULD NOT SEE US BECAUSE OUR WINDOWS ARE SCREENED. I DID NOT CALL THE POLICE BECAUSE IT COULD BE DANGEROUS FOR US. THIS MAN KNOWS WHERE WE LIVE AND WE DID NOT WANT HIM TO RETALIATE.
12. WE DO NOT WANT TO ANTAGONIZE ANYONE BECAUSE IT COULD LEAD TO RETALIATION. FOR INSTANCE, ONE NIGHT APPROXIMATELY TWO YEARS AGO, SEVERAL SHOTS RANG OUT AT THE VACINITY OF THE APARTMENT BUILDING. THE POLICE CAME AND INVESTIGATED THE 2ND FLOOR APARTMENT AT 6744. WE NOTICED THAT THE FREQUENT MALE VISITOR TO THAT APARTMENT (THE ONE THAT WE SAW THROWING TRASH IN OUR YARD, AND WHO URINATED OUTSIDE IN THE DAYTIME IN PUBLIC VIEW) DID NOT COME AROUND FOR SEVERAL MONTHS AFTERWARDS.
13. CABS, CARS, AND OTHER PEOPLE OFTEN COME TO OUR YARD LOOKING FOR SOMEONE AT THE APARTMENT BUILDING. WE FIND IT NECESSARY TO DIRECT THEM TO THE BUILDING NEXT DOOR. THERE HAVE BEEN OTHER INCIDENTS THAT ARE TOO NUMEROUS TO LIST. I HAVE JUST LISTED A FEW. HOPEFULLY, A PRIVATCY FENCE WOULD LIMIT THE INVASION OF OUR PRIVACY, PREVENT TRESPASSING OF TENANTS FROM THE APARTMENT, LITTERING, AND LIMIT THEIR ABILITY TO SEE ITEMS IN OUR YARD THAT ARE LATER FOUND MISSING.

14. TENANTS IN THE APARTMENT BUILDING BEHIND OUR HOUSE WILL CONTINUE TO COME AND GO. HOWEVER, THIS IS OUR HOME AND WE MUST LIVE HERE. WE ARE SUBJECTED TO BEHAVIORS OF ANYONE THE LANDLORD OF THAT COMPLEX RENTS TO. WE KNOW THAT A PRIVACY FENCE WILL DELINEATE BETWEEN THE TWO PROPERTIES AND MAKE OUR LIVES MORE TOLERABLE. WE ARE A PEACEFUL AND RESPECTFUL FAMILY. WE WANT TO HAVE PEACE AND PRIVACY IN OUR SURROUNDINGS.

PET EXHIBIT
FOR FILE

LOT 1 VARIANCE REAR
YD.
STOCK
LOT 2
OTHER

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - NE/S Windsor Mill Road, 70' SE of the c/l of Featherbed Lane (6746 Windsor Mill Road) 2nd Election District 2nd Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-382-SPHA

William Reincke, et ux
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve the existing apartment building located on Proposed Lot 4 of the subject property as a nonconforming use, or by utilizing Section 402 of the Baltimore County Zoning Regulations (B.C.Z.R.), even though it was first established as a contractors office, and a variance to permit a rear yard setback of 19 feet in lieu of the required 30 feet for the existing dwelling on Proposed Lot 1, all as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Betty J. Reincke, appeared, testified, and was represented by Philip J. Kotschenreuther, Esquire. Also appearing on behalf of the Petition was Denise Litzau, a current tenant, and Herbert Malmud, a registered Professional Land Surveyor. There were no Protestants.

Testimony indicated that the subject property, known as 6746 Windsor Mill Road, consists of 39,049 sq.ft. zoned D.R. 5.5., and is improved with 2 two-story stucco buildings. Petitioners propose subdividing the property to create two lots. Proposed Lot 1 in the front of the subject property would retain one of the buildings consisting of 2 two bedroom units and 2 one bedroom units. Proposed Lot 2 would contain the other building, which currently contains 2 two bedroom units, 1 one bedroom unit, and 1 efficiency apartment. Proposed Lot 2 is the subject of

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By: Betty J. Reincke
Petitioner

1941, ch. 247). Before any such regulations were issued, the Legislature authorized the Commissioners to make special exceptions to the regulations (Laws of Md., 1943, ch. 877). The first regulations were adopted and took effect on January 2, 1945. See Kahl v. Cons. Gas Elec. Light. and Pwr. Co., 191 Md. 249, 254, 60 A.2d 754 (1948); Calhoun v. County Board of Appeals, 262 Md. 265, 277 A.2d 589 (1971).

Section II of those regulations created seven zones, four being residential, one commercial, and two industrial. See McKemy v. Baltimore County, Md., 39 Md. App. 257, 385 A.2d 96 (1978).

Those original regulations provided for nonconforming uses. The statute read as follows:

"A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue, provided, however, upon any change from such nonconforming use to a conforming use, or any attempt to change from such nonconforming use to a different nonconforming use or any discontinuance of such nonconforming use for a period of one year, or in case a nonconforming structure shall be damaged by fire or otherwise to the extent of seventy-five (75%) percent of its value, the right to continue to resume such nonconforming use shall terminate, provided, however, that any such lawful nonconforming use may be extended or enlarged to an extent not more than once again the area of the land used in the original nonconforming use." Section XI, 1945, B.C.Z.R.

Baltimore County adopted a new set of comprehensive zoning regulations on March 30, 1955 which incorporated the changes to Section 104 from the amendment of 1953. The issue of nonconforming uses are dealt with in Section 104 of those regulations. The Section then read:

"104.1 - A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the

extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel or land shall hereafter be extended more than 25% of the ground floor area of buildings so used."

Section 104.1 was changed to its current language on March 15, 1976 by Bill No. 18-76. The current effective regulation reads as follows:

"A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these Regulations; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used. (B.C.Z.R., 1955; Bill No. 18, 1976)"

On August 4, 1980, the current language found in Section 104.2 was added to the B.C.Z.R. by Bill No. 167-80. This regulation placed an exception upon the general nonconforming rule for Special Exception office buildings. The second reads as follows:

"Exception. Any contrary provision of these regulations notwithstanding, an office building that was authorized by grant of a special exception and that becomes damaged to any extent or destroyed by casualty may be fully restored in accordance with the terms of the special exception. (Bill No. 167, 1980)"

As with all nonconforming use cases, the first task is to determine what lawful use existed on the property prior to the use becoming nonconforming as a result of the adoption of the first zoning regulations on January 2, 1945, or subsequent regulation changes, or changes to the property's zoning classification which resulted in the existing uses becoming

his property. McLean v. Soley, 270 Md. 206 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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

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

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested in the special hearing, as hereinafter modified, and the variance requested should be granted.

✓ THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of May, 1989 that two apartments on the second floor and one apartment on the first floor of the existing apartment building located on Proposed Lot 2 of the subject property be approved as a nonconforming use, subject to application for a use permit in accordance with the conversion table set forth in Section 402 of the B.C.Z.R.; and,

IT IS FURTHER ORDERED that a variance to permit a rear yard setback of 19 feet in lieu of the required 30 feet for the existing dwelling on Proposed Lot 1, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

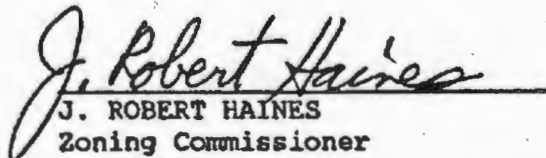
1) The Contractor's Storage Yard and all commercial activities on Proposed Lot 2 of the subject property shall be strictly prohibited.

2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.

3) The subject property shall be used as three (3) apartments only until May 1992 at which time Petitioners may be permitted to convert said property to four (4) apartment units in accordance with Zoning Commissioner Policy R.M.-4, subject to the Petitioners and/or future owner(s) making application for a use permit for this purpose.

4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order. Petitioners shall so advise any future purchasers of the subject property of this right to inspect; and

IT IS FURTHER ORDERED that the first floor, which was first established as a contractors office, has lost its status as a legal nonconforming use for this purpose and shall cease to be used as such.


J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

Case No.: 2010-0107-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Aerial Photo/Zoning Map	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



2010-0107-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

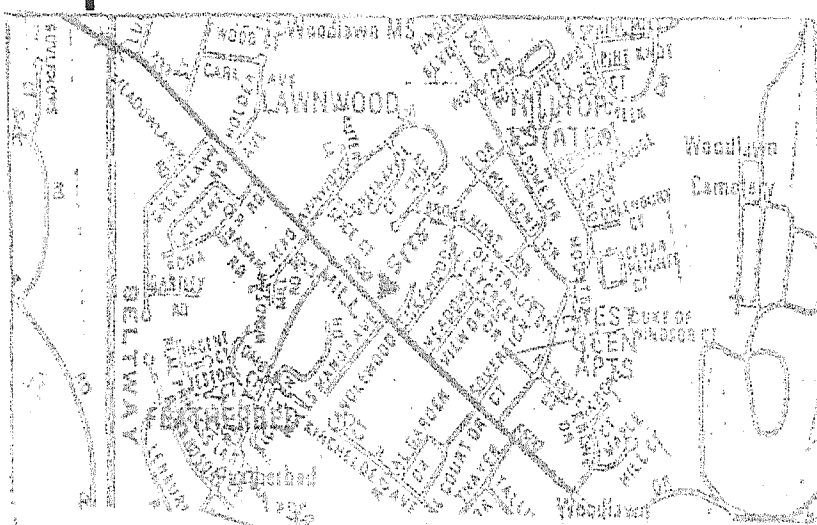
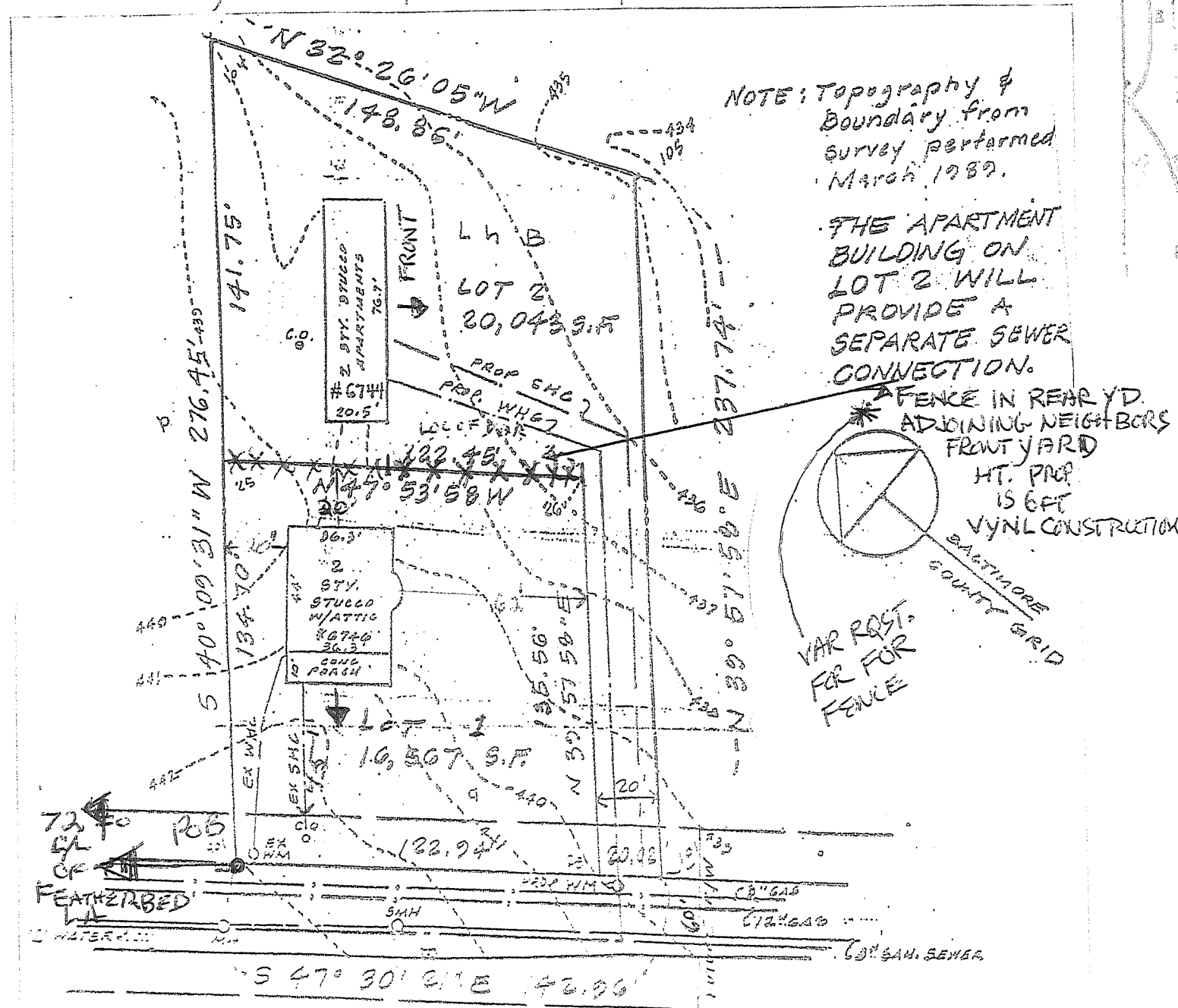
PROPERTY ADDRESS 6946 Windsor Mill Road

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Featherbed Lane

PLAT BOOK # 8293 FOLIO # 797 LOT # 1 SECTION #

OWNER Alice J. Burrow, Elwood Douglas, Wanda Taylor Douglas, Amy Burrow



VICINITY MAP
SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT 2
COUNCILMANIC DISTRICT 4
1" = 200' SCALE MAP # 088A2
ZONING DR 5.5
LOT SIZE 0.84 36,610
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	89-382-SPHA 89-70-SPH	



PREPARED BY Wanda Taylor Douglas

SCALE OF DRAWING: 1" = 50

PETITIONER'S

EXHIBIT NO.

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

 2010 0107-A