

I, or we, Lawrence H. Roberts legal owner of the property situate
in the 8th Election District of Baltimore County on the South Side of Warren
Road described as follows:

Beginning 200 feet south of the Center Line of Warren Road, at the south end of proposed Fernwood Road (said Fernwood Road being 1600 Feet East of Greentown Road) thence the following courses and distances, South 84 degrees 31 minutes East 1660.45 feet, South 5 degrees 52 minutes East 155 feet, North 74 degrees 24 minutes West 1643.85 feet, South 20 degrees 52 minutes West 912.77 feet, South 11 degrees 13 minutes West 1024.75 feet, North 74 degrees 07 minutes West 2727.5 feet, North 52 degrees 12 minutes East 276.26 feet, North 5 degrees 39 minutes East 1444.7 feet, South 74 degrees 45 minutes East 155 feet, North 16 degrees 16 minutes East 133 feet to the place of beginning, hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-20 zone to an R-10 zone.

Reasons for Re-Classification: to conform with remainder of development and correct
~~*****~~
 error in land use map adopted by the County Commissioners.....

Size and height of building: front.....feet; depth.....feet; height.....feet
Front and side set backs of building from street lines: front.....feet; side.....feet
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, 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.

Lawrence H. Roberts
By John M. [Signature]
Attorney for Legal Owner
Address Campbell Building, Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of March, 1957, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Heckard Bldg., in Towson, Baltimore County, on the 17th day of April, 1957, at 2.00 o'clock P.M.

Zoning Commissioner of Baltimore County

May 29, 1957

2500.00

RECEIVED of Claude A. Hanley, Attorney for Contract Purchaser, the sum of Two Hundred (\$200.00) Dollars, being cost of appeal to the County Board of Appeals from the order of the Zoning Commission granting reclassification, IN PART, of property on Farmwood Road, south of Weynon Road, 8th District of Baltimore County.

Zoning Commission

RECEIVED
MAY 29 1957
COMPTROLLER'S OFFICE

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being an extension of an existing "R-10" Zone, the granting of which will not be detrimental to the health, safety and the general welfare of the community

IN PART
the above re-classification should be had
It is Ordered by the Zoning Commissioner of Baltimore County this 27th day of
May 1957, that part of hereinafter described
hereby reclassified, from and after the date of this Order, from a.B. "R-20" (residence) zone
to a.B. "R-10C" (residence) zone, the property reclassified, being more
fully described as follows:

All that parcel of land on the west side of Peewee Road, beginning 200 feet south of the center line of Warren Road, thence the following courses and distances:

North 75 degrees 10 minutes East 150 feet;
South 11 degrees 15 minutes East 150 feet;
North 75 degrees 15 minutes East 200 feet;
South 75 degrees 15 minutes East 150 feet;
North 12 degrees 15 minutes East 200 feet;
South 21 degrees 15 minutes East 200 feet;
South 5 degrees 29 minutes East 150 feet;
South 84 degrees 31 minutes East 130 feet;
North 5 degrees 29 minutes East 150;
South 84 degrees 31 minutes East 27 feet;
North 5 degrees 29 minutes East 150 feet;
North 84 degrees 31 minutes East 1668 feet to
a place of beginning.

Containing Lots Nos. 1 to 6, Inclusive, Block 14 1/2, of the 200 x 100 ft. plat of
Osweston, Block 14 1/2, Lots Nos. 1 to 10, Block
14 1/2 and Lots Nos. 1 to 10, Block 14 1/2 = Plat
of Osweston Manor, Section 5.

The remaining portion of the property described in the above petition is continued as an "R-20" Zone.

of Baltimore County

and the same is hereby continued as and to remain a _____
zone.

Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County
Date _____

MICROFILMED

RE: PETITION FOR RECLASSIFICATION : BEFORE
FROM R.201 S. of R.10 Zone - :
beg. 200' S. of Warren Rd. - : COUNTY BOARD OF APPEALS
8th. Dist., approximately :
181 acres more or less, : OF BALTIMORE COUNTY
Lawrence H. Roberts, :
Petitioner : No. 4107

OPINION

This petition seeks the reclassification of substantial acreage in the Eighth District of Baltimore County, beginning 200 feet South of Warren Road, from R.20 Zone to R.10 Zone. Some of the land described in the petition is R.40 rather than R.20, but this decision is not thereby affected.

The Zoning Commissioner granted the reclassification as to part of the property only, and from his Order a contract purchaser, not a party of the original proceeding yet aggrieved by the refusal to reclassify the whole, has appealed. It is the opinion of the Board that said contract purchaser has the right of appeal under Section 500.10 of the Zoning Regulations.

The Appellant contends both that the zoning on the 1955 map is in error and that there has been substantial change in the neighborhood since the adoption of said map. We do not reach these issues.

The Board relies heavily upon the opinion of Mr. Daniel Stanton, Deputy Planning Director, that the population density inherent in R-10 usage is not compatible with the lack of public sewerage now existing in the area, and that such lack would constitute a future health hazard. Adequate sewerage facilities are not likely to precede the construction of homes which would result from the granting of this reclassification.

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning April 17, 1957

ToMildie H. Adams, Zoning Commissioner
Subject Zoning Petition #1107 - R-20 to R-10.

Beginning 200 feet East of Greentop
Road, on South side of Warren Road.
Approx. 181 acres. 8th District.
Hearing: April 17, 1957 (2:00 p. m.)

- (1) R-10 development appears impracticable for this large acreage until public sewers have been extended to his location - probably sometime between 1965 and 1967. Also, we do not yet have complete assurance that this much acreage at R-10 density can be added to the prospective Cockeysville sewerage system.
- (2) From all other points of view, the reclassification is regarded as suitable by this Office.
- (3) Our attitude is in general agreement with the view of the Zoning Advisory Committee, and we quote from the Committee Minutes, Meeting

*Although R-10 is technically permitted where there is no public sewer, it has been County policy not to zone large areas in R-10 unless served by public sewer. Soil tests prior to development may be satisfactory, but progressive accumulation of moisture after private septic systems are in operation increases saturation to a point where the systems are no longer practical. Public sewerage will not be available to the site for 5 or 6 years.

It was agreed that, in relation to the R-6 frontage, general location, and availability of public water, R-10 would be quite suitable and might have been recommended by the Committee. The question of disposal of effluent, however, is critical, and for this reason, the Committee were unanimously of the opinion that R-10 should not be granted until public sewerage is available."

The Board, therefore, feels that the petition is premature and will deny the entire reclassification sought, reversing the decision of the Zoning Commissioner as to the portion heretofore by him granted and affirming such decision as to the portion heretofore by him refused.

ORDER

For the reasons set forth in the foregoing opinion, it is this 9th day of September, 1957 by the County Board of Appeals ORDERED that the Reclassification petitioned for, from an R.20 Zone to an R.10 Zone, be and the same is hereby denied.

COUNTY BOARD OF APPEALS

James J. Smith
James J. Smith
James J. Smith

May 27, 1957

RE: PETITION FOR RECLASSIFICATION
From an "R-20" Zone to an "R-10"
Zone - W. S. Fernwood Road 200 feet
South of Warren Road, Lawrence
H. Roberts, Petitioner

Mr. Wilsie H. Adams,
Zoning Commissioner of
Baltimore County
Towson 4, Md.

Mr. Commissioners: Please enter an appeal from your decision in the above matter to the County Board of Appeals and transmit all papers in connection therewith to said Board.

Claude A. Hanley, Atty

For Addition: *Contract P 1*

☐ Read
☒ Recd
☐ Held
☐ Info
 Date:

27 5/ AM
 94

100 acres

419-

\$35.00

Two additional signs are required, therefore, a balance of Six (\$6.00) dollars is due. May we please have your check payable to the Treasurer of Baltimore County, Maryland.

Zoning Commissioner
of Baltimore County

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

01.622-135.72

Pursuant to petition filed with the Zoning Commission of Baltimore County for change of reclassification from an R-28 Zone to an R-16 Zone of an 18 property, hereinafter described, the Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 106, County Office Building, 135 W. Chesapeake Avenue, Towson, Md.,

On Wednesday, April 17, 1957,

TOWSON, MD. Apr 11 5, 1957

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$.....

#4107

Date of Posting 4-2-57

Posted for: Am R-20 Zone to Am R-10 Zone

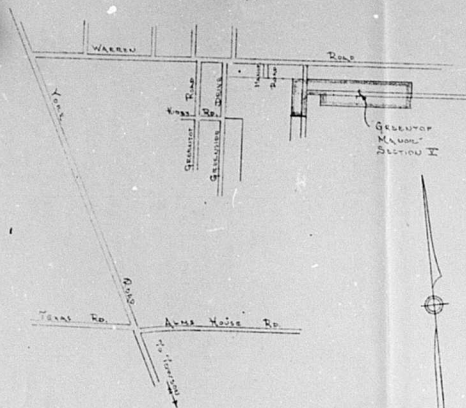
Petitioner: Lawrence H. Roberts

Location of property: Beg. 200 ft. S. of the Ck. of Warner Rd. at the South end of proposed Hemlock Rd. etc. See Plat.

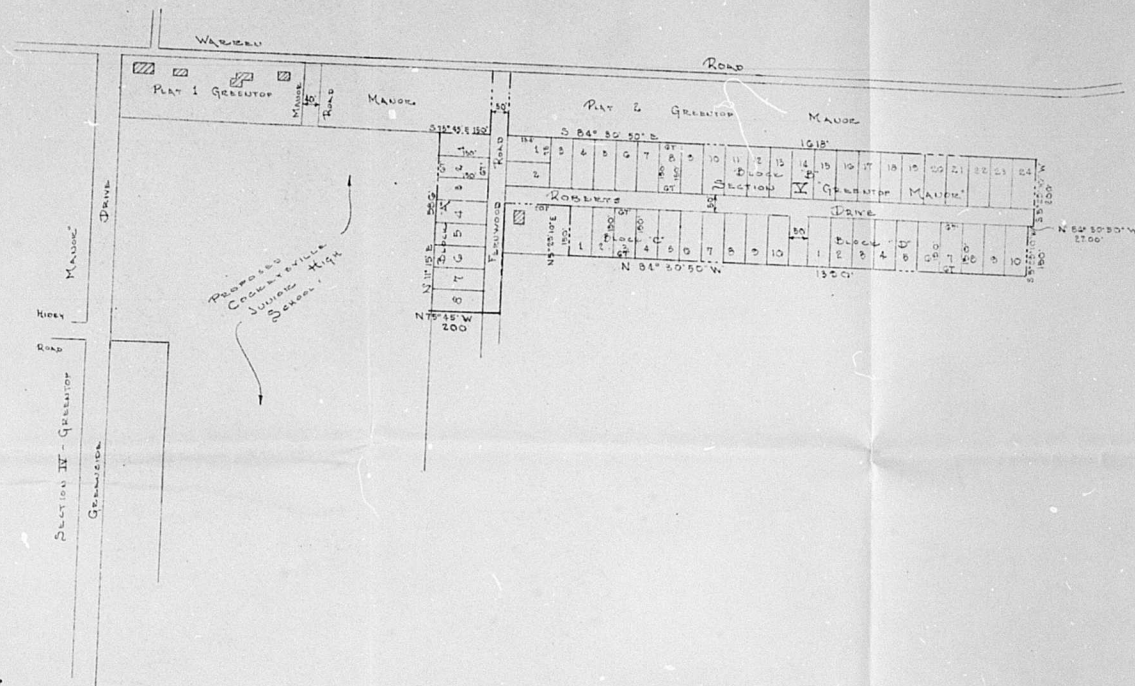
Location of Signs: On sign, south east corner of Warren Rd. and Fairview
Road, another 200 ft S. of Warren Rd. on the E.S. of Fairview Rd.,
300 ft. east of 4th St. on the S.S. of Warren Rd.

Posted by George S. Hummel Date of return: 4-3-57

MICROFILMED



LOCATION PLAN
SCALE: 1"=1000'



Notes:
Lot Size 90' x 150' With
Dimensions of Lots 14
& Block 15.

PRELIMINARY SUBDIVISION PLAN

OF
GREENLEAF MANOR
SECTION V

DIVISION DISTRICT N-8 BALTIMORE COUNTY, MD.
SCALE 1"=200' DATE DEC. 6, 1956

DEVELOPER
JAM. B. SMITH & FENNER BLDG. CO.
24 MURRAY HILL CIRCLE - BALTO. CO., MD.