

ROBERT J. ROMASKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
BALTIMORE, MARYLAND
MUNDOO 6-9374

October 18, 1962

Mr. John C. Rose
Zoning Commissioner
County Office Building
Towson 4, Maryland

Re: Longwood Land Company
SWS Southeastern Boulevard & Williams
Avenue
Case No. 5629

Dear Mr. Rose:

As attorney for Glenman Apartments, Inc., would you please withdraw my client's Appeal from your order of September 11, 1962, which Appeal was filed in your office on October 11, 1962.

Very truly yours,

Robert J. Romaska
Attorney for
Glenman Apartments, Inc.
Proponent

SRP:br



PARTIAL TO BE RETURNED FROM R-C TO R-A
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southwesternmost line of Southeastern Boulevard, as proposed to be laid out, said boulevard at this point being of varying width, said point of beginning being located 330.34 feet southeasterly, measured along said southwesternmost side of Southeastern Boulevard from the centerline of Williams Avenue, as projected in a southwesterly direction across Southeastern Boulevard, at this point proposed to be laid out 180 feet wide, and running thence binding on said southwesternmost line of Southeastern Boulevard the following two (2) courses and distances, viz: (1) South 44° 03' 08" East 404.05 feet and (2) 82.64 feet in a southeasterly direction along an arc of a curve to the right, having a radius of 7,589.44 feet, said arc being subtended by a chord bearing South 46° 51' 54.5" East 82.64 feet, said Southeastern Boulevard along the last described course being proposed to be laid out 200 feet wide, thence, leaving Southeastern Boulevard and running the following three (3) courses and distances, viz: (1) South 70° 22' 59" East 254.30 feet, (2) South 01° 15' 35" West 246.19 feet, and (3) South 59° 55' 40" East 486.01 feet to a point on the aforesaid southwesternmost line of Southeastern Boulevard, as proposed to be laid out 200 feet wide, thence binding on the following two (2) courses and distances, viz: (1) 50.81 feet in a southeasterly direction along an arc of a curve to the right, having a radius of 7,589.44 feet, said arc being subtended by a chord bearing South 41° 04' 16" East 50.81 feet and (2) South 40° 52' 41" East 142.00 feet to the centerline of Middleborough Road, as proposed to be laid out 80 feet wide, thence leaving Southeastern Boulevard and binding on said centerline of Middleborough Road the following two (2) courses and distances, viz: (1) South 49° 07' 19" West 750.61 feet and (2) 307.09 feet in a southeasterly direction along an arc of a curve to the left having a radius of 1,000.00 feet, said arc being subtended by a chord bearing South 40° 19' 28" West 305.89 feet, thence leaving Middleborough Road and running the following seven (7) courses and distances, viz: (1) North 56° 28' 29" West 242.03 feet, (2) 374.52 feet in a northwesterly direction

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Office of Finance Date: October 24, 1962

FROM: Office of Planning & Zoning

SUBJECT: Refund - Invoice No. 11160

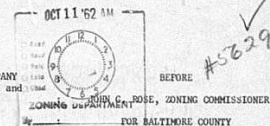
On October 17, 1962 a check in the amount of \$70.00 was forwarded to the Office of Finance being cost of appeal in the matter of Petition No. 5629, Longwood Construction Co., southwest side of Southwestern Boulevard at Williams Ave.

As the appeal has been withdrawn by counsel for the protestants there is a refund due of \$70.00.

Kindly make check payable to Robert J. Romaska, Esq., and forward same to this office.

Zoning Commissioner

LONGWOOD CONSTRUCTION COMPANY
SWS Southeastern Boulevard and
Williams Avenue
Case No. 5629



Dear Mr. Rose:

As attorney for Glenman Apartments, Inc., Protestants, please enter an Appeal from your Order of September 11, 1962, granting the reclassification of the above mentioned property from R-C to R-A zoning reclassification, and forward all papers relating to said case to the County Board of Appeals. Attached is check in the amount of \$70 for cost of filing said Appeal.

Robert J. Romaska
Germania Federal Building
809 Eastern Boulevard
Baltimore 21, Maryland
Attorney for Protestants,
Glenman Apartments, Inc.

PETITION FOR ZONING
RECLASSIFICATION
15th District
ZONING: From R-C Zone
to R-A Zone
LOCATION: Southwest side
of Southeastern Boulevard and
Williams Avenue
DATE & TIME: MONDAY,
SEPTEMBER 18, 1962 at 2:00
P.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson 4,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations
of Baltimore County will hold a
public hearing:

Concerning all that parcel of
land in the Fifteenth District of
Baltimore County.

Beginning for the same at a
point on the southwesternmost
line of Southeastern Boulevard,
as proposed to be laid out, said
boulevard at this point being of
varying width, said point of
beginning being located 330.34
feet southeasterly, measured
along said southwesternmost side
of Southeastern Boulevard from
the centerline of Williams Ave-
nue, as projected in a south-
westerly direction across South-
eastern Boulevard, at this point
proposed to be laid out 180 feet
wide, and running thence binding
on said southwesternmost line of
Southeastern Boulevard the fol-
lowing two (2) courses and dis-
tances, viz: (1) South 44° 03' 08"
East 404.05 feet and (2) 82.64
feet in a southeasterly direction
along an arc of a curve to the
right, having a radius of 7,589.44
feet, said arc being subtended
by a chord bearing South 46° 51'
54.5" East 82.64 feet, said South-
eastern Boulevard along the last
described course being proposed
to be laid out 200 feet wide, thence,
leaving Southeastern Boulevard
and running the following three
(3) courses and distances, viz: (1)
South 70° 22' 59" East 254.30 feet,
(2) South 01° 15' 35" West 246.19
feet, and (3) South 59° 55' 40"
East 486.01 feet to a point on the
aforesaid southwesternmost line of
Southeastern Boulevard, as pro-
posed to be laid out 200 feet wide,
thence binding on the following
two (2) courses and distances, viz:
(1) 50.81 feet in a southeasterly
direction along an arc of a curve
to the right, having a radius of
7,589.44 feet, said arc being sub-
tended by a chord bearing South
41° 04' 16" East 50.81 feet and
(2) South 40° 52' 41" East 142.00
feet to the centerline of Middle-
borough Road, as proposed to be
laid out 80 feet wide, thence
leaving Southeastern Boulevard
and binding on said centerline of
Middleborough Road the follow-
ing two (2) courses and distances,
viz: (1) South 49° 07' 19" West
750.61 feet and (2) 307.09 feet
in a southeasterly direction along
an arc of a curve to the left
having a radius of 1,000.00 feet,
said arc being subtended by a
chord bearing South 40° 19' 28"
West 305.89 feet, thence leaving
Middleborough Road and running
the following seven (7) courses
and distances, viz: (1) North
56° 28' 29" West 242.03 feet, (2)
374.52 feet in a northwesterly
direction

Wilson F. Outen
Land Surveyor
Reg. No. 2493

OFFICE OF
The Community Press

DUNDALK, MD. Sept 5 1962

THIS IS TO CERTIFY that the annexed advertisement of
Longwood Land Co.
was inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week
for successive weeks before the
28 day of Aug 19 62; that is to say,
the same was inserted in the issues of
8-29-62

Strongman Publications
ESTATE OF T. C. STROMBERG
Publisher.

By Betty Price

PETITION FOR ZONING RECLASSIFICATION 5629
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LONGWOOD LAND COMPANY, legal owner, 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 R-C zone to an R-A zone for the following reasons:

CHANGES HAVE OCCURRED IN THE NEIGHBORHOOD AFFECTING THE USE OF THIS PROPERTY. IT IS IDEALLY LOCATED FOR THE CONSTRUCTION OF GARDEN APARTMENTS WITH ABUNDANT OPEN SPACE SURROUNDING IT. SUCH REZONING WOULD BE OF GREAT BENEFIT TO THE NEIGHBORHOOD AND THE ENTIRE COMMUNITY, AND WOULD SATISFY A GREAT NEED.

See Attached Description
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and we to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser
Address: 6301 Reisterstown Road
Baltimore 15, Maryland
Petitioner's Attorney
(SAMUEL M. TRIVAS)
Address: 6301 Reisterstown Road
Baltimore 15, Maryland
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of September, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 18th day of September, 1962, at 2:00 o'clock P.M.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~no~~ sufficient changes in the area have taken place to warrant the change in zoning, the granting of which will not be detrimental to the safety, health and the general welfare of the locality involved.

the above Reclassification should be had; and/or the Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of September, 1962, that the herein described property or area should be and the same is hereby reclassified; from an "R-C" zone to an "R-A" zone, and/or a Special Exception should be granted; and the same is hereby DENIED from and after the date of this order, subject to the appeal of the site plan by the Division of Land Development and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of:

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of September, 1962, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R-C zone; and/or the Special Exception for:

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 8-23-62 #5629
Posted for Longwood Land Company
Petitioner Longwood Land Company
Location of property S.W.S. of Southwestern Blvd. and Middlebrook Avenue, etc. etc.
Location of Signs on sign at the end of Southwestern Avenue, another sign at 13501 Reisterstown Road, and another on the W. of York Road, etc.
Remarks George R. Hammond
Posted by George R. Hammond Date of return 8-23-62

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 14160
DATE 10/21/62

To: Robert J. Hamrick, Esq., BILLED BY Office of Planning & Zoning
809 Eastern Boulevard 119 County Office Bldg.,
Baltimore 21, Md. Towson 4, Md.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
	Cost of appeal to Board of Appeals No. 5629	\$70.00
		1000

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 12981
DATE 9/5/62

To: Longwood Land Company BILLED BY Office of Planning & Zoning
6301 Reisterstown Road, 119 County Office Building
Baltimore 15, Md. Towson 4, Md.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
	Advertising and posting property No. 5629	\$55.70
		570

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Ross, Zoning Commissioner Date: August 30, 1962
FROM: George E. Duvall, Deputy Director
SUBJECT: R-O to R-A, Southeast side of Southwestern Boulevard and Williams Avenue, being property of Longwood Land Company, 15th District
Hearing: Monday, September 10, 1962 (2:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-O to R-A zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. The request for apartment zoning is in accord with the latest planning staff studies with respect to proposed land use for the Back River Neck Peninsula. The planning staff studies indicate the appropriateness of R-A zoning here based on these factors -
2. The subject property is considered to be a "prime" apartment location. It is located at the junction of major thoroughfare and is proposed to serve the area - Southwestern Boulevard and Middlebrook Road. The property is located in close proximity to the future major shopping area at the northeast quadrant of those two roads and has good relationships to elementary and secondary schools now being built or proposed to be built within the area southerly from Hamburg Avenue.
3. The need for rental housing on a county and area - wide basis. No significant number of apartment units have been built or planned - for during the last decade. During that decade and within the very immediate future the need for rental housing to meet the requirements of an aging population - housing for older couples and for newly - formed family units, has and will expand considerably. These changes in the housing needs of the County's urban population must result in making proper provision for apartment housing on the Zoning Maps of Baltimore County and of the 15th District. As noted above, the planning staff considers the subject property to be eminently suited for apartment uses.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Ross, Zoning Commissioner Date: August 30, 1962
FROM: George E. Duvall, Deputy Director
SUBJECT: R-O to R-A

Page 2

3. The comparison between group housing and apartments. The planning staff considers apartment development to be far superior to group house development as we now know it. Although apartments are roughly comparable to group housing in terms of number of people per acre, the following facts indicate the advantages of apartment development. Apartment units have the inherent ability of providing the amenities of open space and the feeling of openness simply because they are not compartmented into tiny individual lots as in group housing. Better possibilities for good site planning exist because of the flexibility the regulations give to siting. Apartments use much less water and contribute much less sewage than do residents of owner - occupied housing. Apartments yield very much less school pupils than does group housing. This is a significant factor in this portion of Baltimore County.

00122



TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 12903
DATE 7/9/62

To: Samuel M. Trivas, Esq., BILLED BY Zoning Department of
6301 Reisterstown Rd. Baltimore County
Baltimore 15, Md.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
	Petition for Reclassification for Longwood Land Company	\$50.00
		1000

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

COUNTRY RIDGE R-2 ZONING

WILLIAMS AVENUE

TERRACE

PROPOSED ZONING R-2

PROPOSED SOUTHEASTERN

N.B.L.
S.B.L.

Prop Temporary Crossover

MANSFIELD ROAD

MANSFIELD ROAD

COUNTRY RIDGE
Revision of Sub E-5
Section Three

R-2 ZONING

Property Line

PROPOSED ESSEXSHIRE GROUP HOMES
PRESENT ZONING R-2

PROPOSED SEAWALL ROAD

SEAWALL ROAD

ALLEY

Property Line

ROAD

ROAD

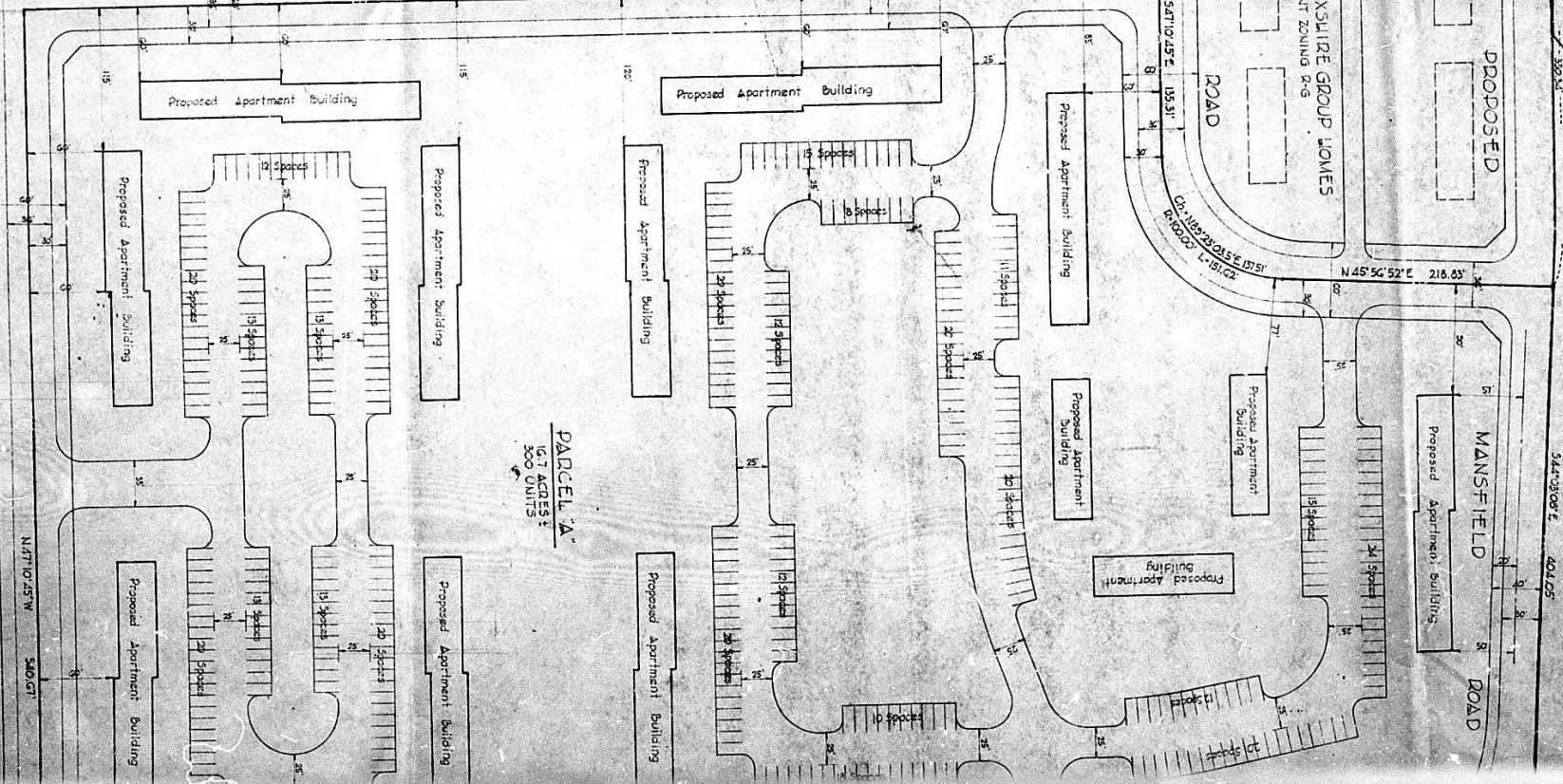
PROPOSED ESSEXSHIRE GROUP HOMES
PRESENT ZONING R-2

PROPOSED LIADWICK ROAD

PROPOSED ROTLBURY ROAD

PROPOSED

LIADLAND



PARCEL 'A'
16.7 ACRES
300 UNITS

PRESENT ZONING



WILSON P. QUINN
CITY PLANNING

SOUTHEASTERN & BOULEVARD

PROPOSED PARK AREA

2. Net Area (Proposed R.A. Zoning) = 32.7 Acres =
3. No. of Unit = 500
4. Gross Density = 15.5 Fam./Ac.
5. Net Density = 18.0 Fam./Ac.
6. No. of Parking Spaces = 711

BOULEVARD

PROPOSED PARK AREA

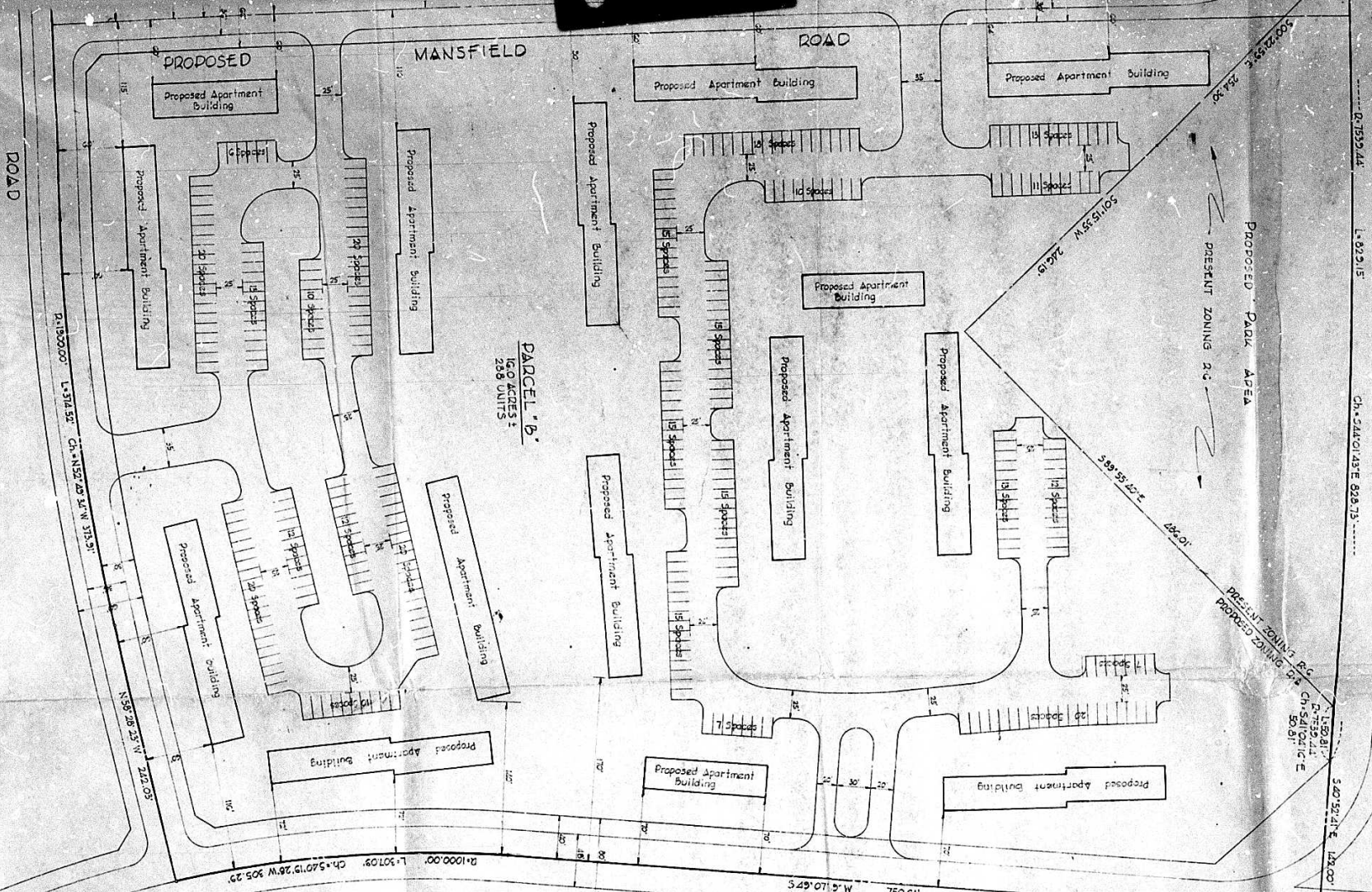
PRESENT ZONING R-G

PROPOSED ZONING R-G
CH. 24C(1) ASSE 828.73
L. 150.81
P. 759.11
CH. 54(1) ASSE 50.81

S.G.L.

N.B.L.

#5629
MAP
15-B
RA



PARCEL "B"
160 ACRES
258 UNITS

PROPOSED MIDDLEBOROUGH ROAD
PROPOSED ESSEXSHIRE GROUP HOMES
PRESENT ZONING R-G

- NOTES:
1. Gross Area (Proposed R-G Zoning) = 21.97 Acres
 2. Net Area (Proposed R-G Zoning) = 527 Acres
 3. Net Area (Proposed R-G Zoning) = 527 Acres
 4. Gross Density 1.6 Units/Ac
 5. Net Density 1.6 Units/Ac
 6. No. of Parking Spaces = 117

PROPOSED
"ESSEXSHIRE APARTMENTS"
15TH ELECT DIST
JULY 20, 1962
BALTO CO., MD
SCALE: 1"=50'