

RE: PETITION FOR RECLASSIFICATION  
FROM "R-6" ZONE TO AN "R-4"  
ZONE - S. S. Warren Road and  
North and South sides of Cran-  
brook Road, 6th District -  
Oxford Land Company, Petitioner

BEFORE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
No. 5702

The petitioner requests a reclassification from "R-6" Zone to "R-4" Zone on a tract of land consisting of 38.39 acres located south of Warren Road and south of the center line of Cranbrook Road as proposed in an area surrounded by "R-6" and "10" zoning and County owned property.

The subject tract is situated topographically in a manner which separates it from the balance of the community. The plateau adjacent to the County Home Park has slopes to the South and West which distinguish it from the adjacent single-family residences. The County Sanitary Land Fill, located south of the tract, will ultimately be replaced by part of the proposed golf course on the County Home property. The electric transmission line separates the apartments on the East. The apartments will be developed within the framework of an over-all plan for Petitioner's entire ownership.

The land is typical of the rolling countryside of Maryland. Mr. George Gavrellis, Deputy Director of Planning made the following report:

"Discussions with the petitioner indicates that he proposes to develop apartments here within the framework of an overall plan for his entire ownership which will provide a park-like character for the project and which will yield much less housing units than the Zoning Regulations allow. The apartment units themselves would be developed at

a density of ten to the acre - again at a density much lower than that typically used for garden apartment development. The Planning staff believes that the petitioner's concept of developing a well planned community providing for a variety of housing needs, providing for integration of open spaces, and with an ultimate population less than that now possible under the applicable zones is a good one which ought to be encouraged.

With respect to the apartments, it is to be noted that the location chosen for this use is situated topographically in a manner which separates it from the balance of the community. The plateau adjacent to the County Home Park has slopes to the south and west which distinguish it from the adjacent single family residences. The electric transmission line separates the apartments on the east. All of the adjacent single family residences would be built by the petitioner. The site also is adjacent to Cranbrook Road, a 70 foot neighborhood thoroughfare which would give it convenient access to shopping facilities at York Road and which would relate well to other community services and facilities in the neighborhood.

Public utilities are also available.

This attempt on the part of a petition to develop spaciousness without being forced to by legislation is commendable.

In the September issue of the Zoning Digest, Frederick H. Blair, Jr., Consultant on planning, zoning and economic development had the following to say:

"Aside from the fact that zoning has not lived up to its theoretical expectations, there is the serious possibility that it may have been the wrong approach in the first place. Zoning is a treatment of symptoms, rather than a curing disease. We have not yet concentrated enough attention on finding the causes of friction between land uses, or seeking regulatory remedies for incompatibilities. Instead we continue to classify and map a vast array of uses (the characteristics of which we have not found time to understand) and then sort them into separate bins of odd shapes and sizes.

Major overhaul of both intent and method of the land use regulations now called zoning is long overdue. This doesn't matter, so long as the functions that need to be performed are handled effectively.

Before tinkering with the mechanics, it would be well to acquire a thorough understanding of what it is supposed to do. (Over- understanding must be stressed.) First it is necessary to think. After thinking comes understanding. After we understand, and only after we understand, can we act with wisdom. So far, we show little indication of being well into the thinking stage, but we are acting anyway. Possibly we can do better."

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 6th Date of Posting: 11-7-62  
Posted for: Samuel W. Bouchard  
Petitioner: Samuel W. Bouchard  
Location of property: South side of Warren Road, between Cranbrook Road and York Road, 6th District, Baltimore County, Maryland  
Location of Signs: On the South side of Warren Road, between Cranbrook Road and York Road, 6th District, Baltimore County, Maryland  
Remarks: As per the 5th of November 1962 at Baltimore County  
Posted by: George E. Gavrellis Date of return: 11-8-62

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

To: Samuel W. Bouchard  
6301 Reisterstown Road  
Baltimore 15, Md.

Billed To: Zoning Department of  
Baltimore County

EXPORT TO ACCOUNT NO. 01622  
QUANTITY  
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE  
Advertising and posting of property for Oxford Land Co.

TOTAL AMOUNT  
\$200.00  
COST  
\$200.00

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.

PETITION FOR ZONING RECLASSIFICATION  
FROM "R-6" ZONE TO AN "R-4"  
ZONE - S. S. Warren Road and  
North and South sides of Cran-  
brook Road, 6th District -  
Oxford Land Company, Petitioner

### CERTIFICATE OF PUBLICATION

TOWSON, MD. November 3, 1962.  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on November 3, 1962, at 10:00 A.M. before the 28th day of November, 1962, the date publication appearing on the 9th day of November, 1962.

THE JEFFERSONIAN  
Frank J. Jeffers  
Manager

Cost of Advertisement, \$

### PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
OXFORD 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-4 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, THE ENTIRE COMMUNITY, AND BALTIMORE COUNTY, 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 re-classification and/or Special Exception advertising, rating, 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 of Baltimore County.

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

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of August, 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 106, County Office Building in Towson, Baltimore County, on the 28th day of November, 1962, at 10:00 o'clock A. M.



### PINCEL TO BE REMOVED FROM 6TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning for the same in the centerline of Cranbrook Road, 70 ft. wide, at the easternmost end thereof as shown on Plat One, Section One, Towson Hills, said plat being recorded among the Land Records of Baltimore County, Maryland, in Plat Book W.J.R. Folio 1, and running thence binding on the centerline of Cranbrook Road, as proposed to be laid out 70 ft. wide, the following three (3) courses and distances, viz.: (1) South 65° 47' 22" East 141.28 feet, (2) 481.31 feet in an easterly direction along an arc of a curve to the left having a radius of 1635.00 feet, said arc being subtended by a chord bearing South 73° 20' 48" East 450.00 feet and (3) South 80° 54' 14" East 323.63 feet to a point in the easternmost boundary of the whole tract of land of which the parcel now being described is a part, thence binding on said easternmost boundary of said land South 02° 41' 54" West 1005.97 feet to the northern boundary of the land of the County Commissioners of Baltimore County, thence binding on said northern boundary of said land North 62° 43' 48" West 3078.87 feet to a point thereon at the easternmost boundary of Flat Three, Section One, Towson Hills, said plat being recorded among the aforesaid Land Records in Plat Book W.J.R. Folio 1, thence binding on said outline of the last mentioned plat and the outline of the plat directly mentioned above, the following nine (9) courses and distances, viz.: (1) North 20° 00' 52" East 132.46 feet, (2) South 69° 50' 07" East 149.09 feet, (3) North 79° 16' 08" East 239.33 feet, (4) North 37° 27' 01" East 240.74 feet, (5) North 07° 25' 33" West 577.75 feet, (6) North 40° 13' 27" East 169.93 feet, (7) North 13° 35' 20" East 142.44 feet, (8) South 67° 46' 28" East 324.87 feet and (9) North 24° 12' 38" East 148.00 feet to the place of beginning, containing 31.89 acres of land, more or less.

WILSON F. OSTER  
Land Surveyor  
Reg. No. 3499

**PETITION FOR ZONING  
RECLASSIFICATION  
8th District**

**ZONING:** From R-4 to R-A Zone.

**LOCATION:** South side of Warren Road and the North and South sides of proposed Cranbrook Road.

**DATE & TIME:** WEDNESDAY, NOVEMBER 24, 1962 at 10:00 A.M.

**PUBLIC HEARING:** Room 301 County Office Building, 111 W. Chesapeake Avenue, Towson, 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 Eighth District of Baltimore County.

Beginning for the same in the centerline of Cranbrook Road, 70 ft. wide, at the east-

ernmost end thereof as shown on Plat One, Section One, Tuxkenham Hills, said plat

being recorded among the Land Records of Baltimore County, Maryland, and running

thence binding on the centerline of Cranbrook Road, as pro-

posed to be laid out 70 ft. wide, thence following three (3) courses

and distances, viz.: (1) South 63° 43' 21" East 141.28 feet,

(2) 41.13 feet in an easterly direction along an arc of

a curve to the left having a radius of 1435.00 feet, said arc being subtended by a chord

bearing South 13° 18' 45" East 429.00 feet and (3) South 40° 14' 14" East 512.63 feet to a

point in the easternmost boundary of the whole tract

of land of which the parcel now being described is a part, thence

binding on said easternmost boundary of said land South

02° 41' 14" West 1005.97 feet to the northern boundary of

the land of the County Commissioners of Baltimore County,

thence binding on said northern boundary of said land North

32° 43' 43" West 2076.97 feet to a point thereon at the east-

ernmost boundary of Plat Three, Section One, Tuxkenham Hills,

said plat being recorded among the aforesaid Land Records

thence binding on said outline of the last mentioned plat and

the outline of the plat first mentioned above, the following

nine (9) courses and distances, viz.: (1) North 70° 00' 51" East 112.44 feet, (2) South 3° 35'

07" East 149.95 feet, (3) North 75° 18' 04" East 219.23 feet,

(4) North 27° 21' 41" East 210.74 feet, (5) North 07° 35' 55" West 377.75 feet, (6) North 40° 12' 21"

East 149.95 feet, (7) North 11° 12' 50" East 143.44 feet, (8)

South 07° 48' 32" East 144.87 feet and (9) North 24° 18' 34"

East 143.00 feet to the place of beginning, containing 28.23

acres of land, more or less.

Being the property of Oxford Land Company, as shown on

plat plan filed with the Zoning Department.

By Order of

JOHN G. ROSE,

Zoning Commissioner of Baltimore County.

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# **CERTIFICATE OF PUBLICATION**

TOWSON, MD., 8th Nov. 1962.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 20 successive weeks before the 28th day of Nov. 1962, the first publication appearing on the 8th day of Nov. 1962.

THE COUNTY NEWS WEEK

*W. J. Heyson*  
Manager

TELEPHONE  
VALLEY 3-3000

## INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts  
COURT HOUSE

TOWSON 4, MARYLAND

No. 14116

DATE 8/29/62

To: Oxford Land Company  
6301 Reisterstown Road  
Baltimore 15, Md.

BILLED Zoning Department of  
BY Baltimore County

01622

DEPOSIT TO ACCOUNT NO.

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification

TOTAL AMOUNT  
\$50.00

COST

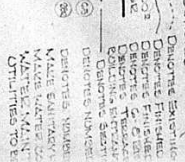
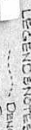
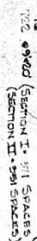
\$0.00

6-3042 3432 • • • TEL - 5000

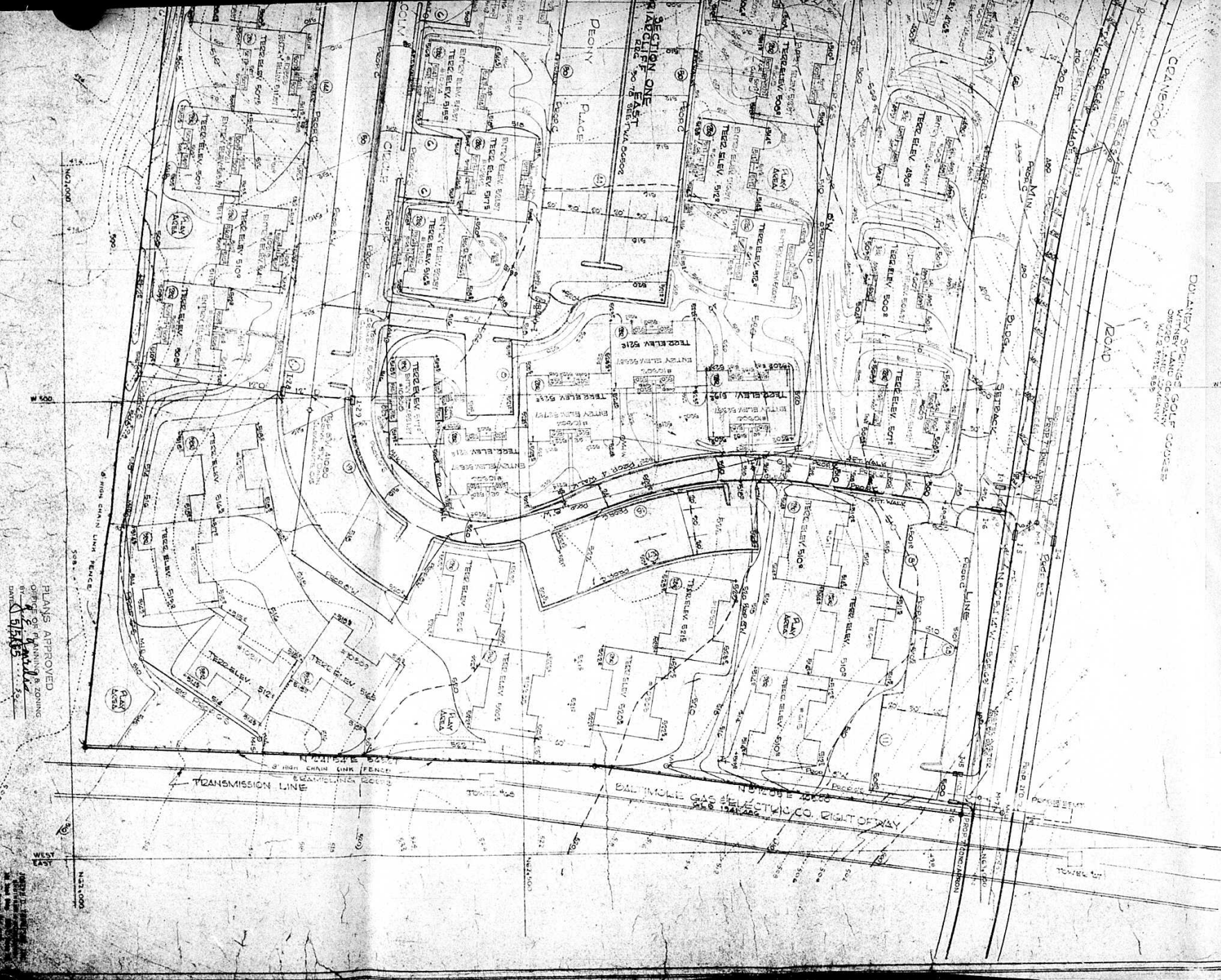
3

**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.**









PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY g.c. gaudin  
DATE 5/5/85 sc