

November 7, 1963

#64-3R
WESTERN
AREA
SERIAL-C
R-20
11/18/63

Ralph E. Dietz, Esq.
212 Washington Avenue
Towson 4, Maryland

Re: Petition for Reclassification for
John H. Crooks, located on SE corner
of Liberty & Windy Hill Roads

Dear Sirs:

The Zoning Advisory Committee has reviewed the above petition
and have the following comment to make:

1. The petitioner's engineer should indicate on the plan and in
writing, how he plans to provide utilities to the subject site.

If you have any questions, in the above matter, please do
not hesitate to contact me.

Yours very truly,

JAMES H. DYER

JED/ba

MICROFILMED

PETITION FOR RECLASSIFICATION

2nd DISTRICT
ZONING: Pben. B-10 to R-
20 Zone.

LOCATION: Southeast corner
of Liberty and Windy Hill Roads.
DATE AND TIME: MONDAY,
JANUARY 6, 1964 at 100 P.M.
PUBLIC HEARING: Room 109,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commission of
Baltimore County, by authority
of the Zoning Act and Regula-
tions of Baltimore County, will
hold a public hearing:

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

BEGINNING for the same at
a point formed by the intersection
of the centerline of Liberty Road
and the northeast side of Windy
Hill Road, said point of begin-
ning being at the beginning of
the 1st or S29 degrees
W 33.129' line of the land which
was recorded among the Land Records
of Baltimore County in Liber
WPC 415, Folio 429, was con-
veyed by William A. Crooks and
wife to John H. Crooks and wife,
thence leaving Liberty Road and
binding on the 1st and 2nd lines
of the land in the aforesaid deed,
S29 degrees 00' 00" W, a total
distance in all of 523.37' to the
beginning of the 5th or S 29
degrees W 61.00' line of the land
which by deed dated January
15, 1944 and recorded among
the Land Records of Baltimore
County in Liber R25 1324, Folio
421, was conveyed by Irvin P.
Trail and wife to John H. Crooks
and wife, running thence and
binding on a part of the aforesaid
5th line, S29 degrees 00' 00" W
274.00' to the end of the 4th or
N32 degrees 48' W 180.00' line of
the land which by deed dated
February 18, 1952 and recorded
among the Land Records of Bal-
timore County in Liber GLB 2079,
Folio 205, was conveyed by John
H. Crooks and wife to Thomas B.
Lindsay and wife, running thence
and binding reversely in the 4th,
3rd and 2nd lines of the land
in the last mentioned deed, S23
degrees 48' 00" W 150.00', S29
degrees 00' 00" W 150.00' and
N 52 degrees 48' 00" W 180.00'
to intersect the 5th line of the
aforesaid deed, Trail to Crooks,
at the distance of 157.17' from the
beginning of said 5th line, running
thence and binding on a part of
the aforesaid 5th line and on all
of the 4th line of the aforesaid
deed, Trail to Crooks, S29 de-
grees 00' 00" W, a total distance
in all of 1776.45', running
thence and binding on the 7th
line of the last mentioned deed,
S29 degrees 00' 00" W 247.00'
to the end of the 3rd or N 29
degrees W 45.00' line of the
land which by deed dated January
15, 1944 and recorded among the
Land Records of Baltimore County
in Liber R25 1324, Folio 409,
was conveyed by William
A. Crooks, Jr., et al to Harry
R. Parsley and wife, running
thence and binding reversely on
the 3rd, 4th and 5th lines of the
land in the last mentioned deed,
S29 degrees 00' 00" W, a total
distance in all of 620.00', run-
ning thence and binding reversely
on the 5th line of the last
mentioned deed S29 degrees 00'
00' E 149.00' to the end of
the 1st or S29 degrees W 175.00'
line of the land which by
deed dated November 19,
1938 and recorded among
the Land Records of Baltimore
County in Liber T85 1720, Folio
84, was conveyed by Harry R.
Parsley and wife to Kenneth J.
Barnes and wife, running thence
and binding on the 2nd, 3rd and
4th lines of land in the last men-
tioned deed, S61 degrees 00' 00" W
184.19', N 25 degrees 00' 00" E
201.26', S22 degrees 48' 00" E
x.20' to the end of the 4th line
of the aforesaid deed, Crooks
to Parsley, running thence and
binding reversely on a part of the
4th line of the aforesaid deed,
Crooks to Parsley, S23 degrees
00' 00" E 107.22' to the end of
the 4th or S41 degrees E
degrees line of the land which by
deed dated August 11, 1954 re-
corded among the Land Records of
Baltimore County in Liber GLB
2550, Folio 474, was conveyed
by William B. Dulaway and wife
to James M. Haines and wife,
running thence and binding rever-
sely on the 4th and 3rd lines of
the last mentioned deed S63 de-
grees 00' 00" W 98.43' and N 29
degrees 00' 00" E 105.19' thence
continue the same course, N
29 degrees 00' 00" E 67.50' more
to intersect the centerline of Li-
berty Road and to intersect the
3rd line of the aforesaid deed,
Crooks to Parsley, at the dis-
tance of 285.00' from the be-
ginning of said line, running thence
on the centerline of Liberty Road
and binding reversely on a part
line in the aforesaid deed, Crooks
to Parsley, N 25 degrees 48'
00' W 306.00' to the beginning
of the 2nd line of the aforesaid
said deed, Trail to Crooks, run-
ning thence on the centerline
of Liberty Road and binding on
the 2nd line of the last men-
tioned deed, N 52 degrees 48'
00' W 247.00' to the end of the
4th or N 52 degrees 48' W

20' line of the land which by
deed dated January 5, 1940 and
recorded among the Land Records
of Baltimore County in Liber
CWB, Jr. 1092, Folio 184, was
conveyed by William A. Crooks
and wife to John H. Crooks and
wife, running thence on the center-
line of Liberty Road and binding
on all of the 4th line of the
last mentioned deed and on the
6th line of the aforesaid deed,
Crooks to Crooks, S23 degrees
48' 00" W, a total distance in
all of 100.00' to the beginning,
CONTAINING 45.6 acres of land
more or less.

BEING and comprising the land
in the following deeds: (1) Part
of the land which by deed dated
January 15, 1944 and recorded
among the Land Records of Bal-
timore County in Liber R25 1324,
Folio 421, was conveyed by Ir-
vin P. Trail and wife to John
H. Crooks and wife, (2) Part of
the land which by deed dated
January 15, 1944 and recorded
among the Land Records of Bal-
timore County in Liber R25 1324,
Folio 409, was conveyed by Wil-
liam A. Crooks, Jr., et al to
Harry R. Parsley and wife, (3)
All of the land which by deed
dated May 5, 1923 and recorded
among the Land Records of Bal-
timore County in Liber WPC
415, Folio 429, was conveyed by
William A. Crooks and wife
to John H. Crooks and wife, (4)
All of the land which by deed
dated January 5, 1940 and re-
corded among the Land Records
of Baltimore County in Liber
CWB Jr. 1092, Folio 184, was
conveyed by William A. Crooks
and wife to John H. Crooks and
wife.

SAVING and excepting all that
portion of the above described
property which has heretofore
been zoned R10 and R20 as shown
on the accompanying plat, leaving
a remainder of 39.8 acres more
or less to be zoned.

Being the property of Harry
R. Parsley, et al as shown on
plat plan filed with the Zoning
Department.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Dec. 20.

OFFICE
THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Reisterstown, Md

THE CATHARTIC PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

December 27, 19

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

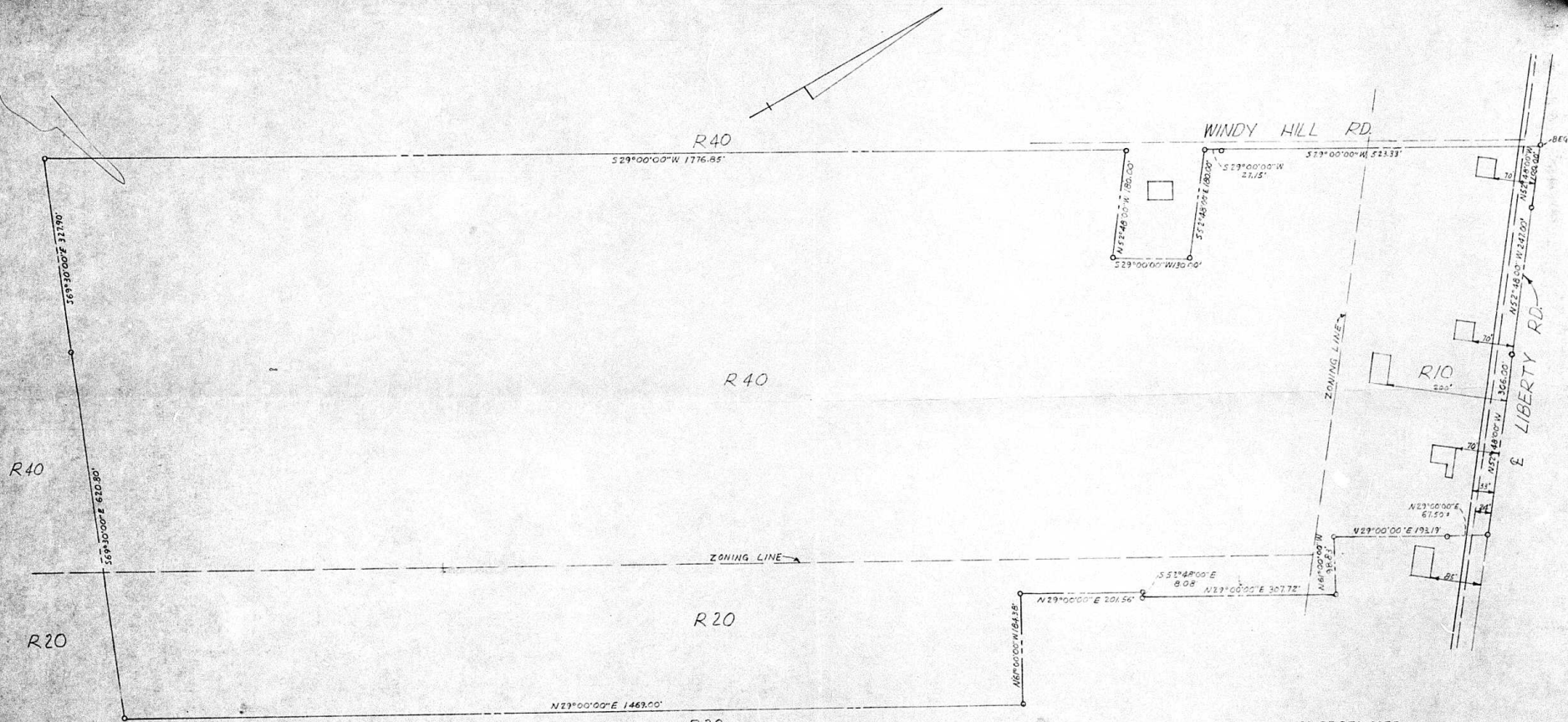
was inserted in THE BALTIMORE COUNTYAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for one week
the 27th day of December, 1963, that it is to say
the same was inserted in the issues of

December 20, 1963.

THE BALTIMORE COUNTYAN

By Paul J. Morgan
Editor and Manager

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MULLER, RAPHEL & ASSOCIATES, INC.
 REG. ENGINEERS & SURVEYORS
 201 COURTLAND AVE.
 TOWSON 4, MARYLAND



R20

TOTAL AREA OF PROP. - 45.6 Ac±
 AREA OF PROP. TO BE ZONED - 34.8 Ac±
 EXIST. USE OF PROP. - VACANT
 PROP. USE OF PROP. - R20 DEVELOPMENT
 PRES. ZONING OF PROP. - R40
 PROP. ZONING OF PROP. - R20

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PLAT TO ACCOMPANY ZONING PETITION
 2ND ELECT. DIST. BALTO. CO., MD.
 SCALE: 1" = 100' SEPT. 1963