

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1. I, or **VIRGINIA H. WILLIAMSON**, 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-20** and **R-10** zone to the **R-4** zone, for the following reason:

CHANGES IN ORIGINAL ZONING See Attached Description

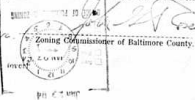
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses above reclassification and/or Special Exception 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.

**FREDERICK C. WILLIAMSON**  
*Frederick C. Williamson*  
 DEPENDENT CONSTRUCTION CORP.  
 Vice President  
 4510 Roland Avenue  
 Pikesville 8, Maryland  
 Baltimore, Maryland

Petitioner's Attorney  
 Frederick C. Williamson

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of February, 1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of February, 1964, at 10:00 o'clock A.M.



64-51R  
 #64-51R  
 MAP #8  
 SEC. 3-D  
 RA 18R  
 RA 18R  
 2/11/64

RE: PETITION FOR RECLASSIFICATION OF PARCEL "A" FROM R-20 AND R-10 TO R-4 AND R-4 ZONE, 3/8 WARREN ROAD, 200' East of York Road, Old District, Frederick Williamson et al - Petitioner; No. 64-51 R BALTIMORE COUNTY

The petitioner's property is situated on the South side of Warren Road, 200' East of York Road and consists of some fifteen acres. The plats accompanying the petition herein filed have divided the property into two parcels which will be referred to as Parcel "A" consisting of some 1.33 acres bordering on York Road to be reclassified from R-20 and R-10 to a R-4 Zone and Parcel "B" consisting of some 3.14 acres bordering on Warren Road to be reclassified from R-20 and R-10 to an R-4 Zone. The entire tract is surrounded by the same zoning as is being sought on the east, and West zoning on the south. Directly west of the subject property is an industrial park.

The petitioner desires to develop Parcel "A" as a small shopping center and Parcel "B" as a garden type apartment project consisting of some 160 units with sufficient offstreet parking to accommodate all vehicles.

Testimony produced at the hearing revealed that sewer, water, gas and electric are available. The topography of Parcel "B" was described as being very irregular and being unsuitable for both residential development. Parcel "B" was described as inappropriate for R-10 or R-20 purposes because of the proximity to various business and manufacturing uses in the immediate area.

Mrs. Robert Deane, who lives on Warren Road directly across the street from the petitioner's property, went on record as being in favor of R-4 zoning for Parcel "B". She also stated she has no objection to R-4 zoning for Parcel "A" because there certainly is a need for a small shopping center in the area. She stated she would very much like to see a grocery or food market erected on Parcel "A".

By reason of location and numerous changes in the character of the neighborhood, it would appear the most logical and reasonable zoning for Parcel "A" should be R-4 and zoning for Parcel "B" should be R-4.

It is ordered by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of February, 1964, that the herein described property should be and the same is hereby reclassified from R-20 and R-10 Zone to a R-4 and R-4 Zone, from and after the date of this order, subject to approval of the acts plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

*Edward D. Heilberg*  
 Deputy Zoning Commissioner

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: Mr. James Dyer, Chairman, Zoning Advisory Committee Date: January 22, 1964

FROM: Capt. Paul H. Heinicke

SUBJECT: Frederick Williamson 372 Warren Road, 200 E. York Road District 8

MAP #8  
 SEC. 3-D  
 RA 18R  
 2/11/64

Water mains and hydrants are required under the Fire Prevention Code, Section 28.13 A, B, C, D, and E. Contact Capt. Paul H. Heinicke at 545-7310 for additional information.

PHB/hr

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 10, 1964

FROM: Mr. George E. Gervais, Deputy Director

SUBJECT: #64-51-R, R-20 and R-10 to R-4 and R-4, South side of Warren Road, 200 Feet East of York Road, Being property of Frederick Williamson, 8th District

HEARING: Monday, February 24, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 and R-10 to R-4 and R-4 and the following advisory comments to make with respect to pertinent planning factors:

1. Since the adoption of the 5th District Zoning Map, the potential character of the frontage on the easterly side of York Road has changed to the south from residential to the rear of that residential-zoning change and has extended to Warren Road.
2. Creation of apartment zoning for the subject property would, in effect, complete the pattern established by previous apartment zoning here. So much so, that it believes that the entirety of the subject property should be zoned for apartments in lieu of the business-roadside zoning also requested by the petitioner.
3. The planning staff is not in accord with the extension of business-roadside zoning southerly from Warren Road. The in depth with shopping center potentials to a commercial area planning staff notes also the existence of commercial zoning to the north in Cockeysville. It is of the opinion that the Cockeysville commercial area needs retaining and should be improved with sound planning to the needs of the neighborhood for shopping facilities. The planning staff does not believe that the potentials of the Cockeysville commercial area further should be diluted. The planning staff does not believe that ribbon roadside commercial development should be allowed to contrast to grow on York Road.

GZ:hs

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

No. 21519  
 DATE: 2/2/64

TO: **Clemore Constr. Corp.**  
 Box 310 RD #7 Old Court Rd.  
 Pikesville 6, Md.

DEBIT TO ACCOUNT NO. 01/22  
 QUANTITY 1  
 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification for Frederick Williamson

50.00	50.00
50.00	50.00

1-364 8394 • • • TIL- 50.00

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.

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

No. 21623  
 DATE: 2/2/64

TO: **Clemore Construction Corp.**  
 Box 310 RD #7 Old Court Rd.  
 Pikesville 6, Md.

DEBIT TO ACCOUNT NO. 01/22  
 QUANTITY 1  
 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property Frederick Williamson, et al

62.00	62.00
62.00	62.00

6-246 533 • 21623\* TIP- 62.00  
 6-246 533 • 21623\* TIP- 62.00

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.

JAMES S. SPAMER & ASSOCIATES  
 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 400 YORK ROAD BALTIMORE 6, MD.

DATE: 1/27/64

DESCRIPTION OF PROPERTY on South Side of Warren Road to accompany application for request to change from present R-10 and R-20 zoned area to R-4 zoning.

Beginning for the same at a point formed by the intersection of a line drawn parallel and 100 feet southerly, measured at a right angle, from the center of Warren Road with a line drawn parallel and 200 feet northerly, measured at a right angle, from the center of York Road, and running thence thence binding on said second line as drawn and parallel to York Road, South 100' East 87 1/2 feet to intersect the fourth line of the parcel of land which by deed dated August 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.L. No. 1186, Folio 343 was conveyed by Agnes L. Hebe to Fred S. Williamson and Helen H. Williamson, his wife, thence binding northerly on a part of said fourth line as drawn and parallel to York Road, South 100' East 77 1/2 feet 10 1/2 feet, North 128 1/2 feet East 55 1/2 feet, North 77 1/2 feet East 150 feet and North 100 feet East 95 feet to the South side of Warren Road, thence binding thereon, North 77 1/2 feet East 62 1/2 feet to intersect the eastern line of the R-4 zone as described in Baltimore County Zoning Description D 18-4, thence binding on the eastern line thereof and parallel to York Road, South 100 feet East 95 feet to the place of beginning.

Containing 11.15 acres of land more or less.

Being a part of the parcel of land which by deed dated August 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.L. No. 1186, Folio 343 was conveyed by Agnes L. Hebe to Fred S. Williamson and Helen H. Williamson, his wife.

*Wm. S. Spamer*



JAMES S. SPAMER & ASSOCIATES  
 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 400 YORK ROAD BALTIMORE 6, MD.

DATE: 1/27/64

DESCRIPTION OF PROPERTY on East Side of York Road to accompany application for request to change from present R-10 and R-20 zoned area to R-4 zoning.

Beginning for the same at a point formed by the intersection of a line drawn parallel and 100 feet southerly, measured at a right angle, from the center of Warren Road with a line drawn parallel and 200 feet northerly, measured at a right angle, from the center of York Road, and running thence binding on said second line as drawn and parallel to York Road, South 100' East 100 feet to intersect the fourth line of the parcel of land which by deed dated August 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.L. No. 1186, Folio 343 was conveyed by Agnes L. Hebe to Fred S. Williamson and Helen H. Williamson, his wife, thence binding northerly on a part of said fourth line, North 77 1/2 feet East 212 feet to the east side of York Road, thence binding thereon, North 100 feet East 95 feet to intersect the southern line of the R-4 zone as described in Baltimore County Zoning Description D 18-4, thence binding on the southern line thereof and parallel to Warren Road, South 100 feet East 212 feet to the place of beginning.

Containing 1.13 acres of land more or less.

Being a part of the parcel of land which by deed dated August 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.L. No. 1186, Folio 343 was conveyed by Agnes L. Hebe to Fred S. Williamson and Helen H. Williamson, his wife.

*Wm. S. Spamer*



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 8th Date of Posting Feb. 24, 1964 11:00 P.M.  
 Posted for: Fredrick Williamson et al  
 Petitioner: Fredrick Williamson et al  
 Location of property: 96 WARREN RD. 200 FT E OF YORK RD  
 Location of Signs: 100 WARREN RD. ACROSS FROM HOUSE #149  
AND 500 FT. ON PROPERTYS. 0.2 AC. YORK RD. 200 FT. E  
 Remarks: FROM WIRE FENCE OF WARRS PROPERT AND HPP. 10 FT. FROM  
REAR LINE OF BUILDING Date of return 2/15/64  
 Posted by: Robert G. Rose Signature  
 Sherwood Hill sign, sign on top on Hill and  
 facing York Rd.

64-51-R

**PETITION FOR ZONING RECLASSIFICATION, 8TH DISTRICT.**

ZONING: From R-10 and R-10 to B.R. and R.A. Zone.  
 LOCATION: South side of Warren Road 100 feet East of York Road.  
 DATE & TIME: Monday, February 23, 1964 at 1:00 P.M.  
 PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Baltimore, 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.

Description of Property on South side of Warren Road to accompany application for request to change from present R-10 and R-20 zoned area to B.R. zoning. Beginning for the same at a point formed by the intersection of a line drawn parallel and 100 feet northwesterly, measured at a right angle from the center of Warren Road with a line drawn parallel and 100 feet northwesterly, measured at a right angle from the center of York Road, and running thence binding on said second line as drawn and parallel to York Road, South 10 degrees 54' East 237 feet to intersect the fourth line of the parcel of land which by deed dated August 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.J. No. 4186, folio 343 was conveyed by Agnes L. Beebe to Fred C. Williamson and Helen H. Williamson, his wife, thence binding reversely on a part of said fourth line and reversely with the third, second and first lines thereof, South 77 degrees 16' East 430 feet, North 10 degrees 54' East 237 feet, North 10 degrees 54' East 237 feet and North 10 degrees 54' East 237 feet to the south side of Warren Road, thence binding thereon, North 77 degrees 16' East 430 feet to intersect the east line of the B.R. zone as described in Baltimore County Zoning Description 8 BR, 5, thence binding on the eastern line thereof and parallel to York Road, South 10 degrees 54' East 237 feet to the place of beginning.

Containing 11.15 acres of land more or less.

Being a part of the parcel of land which by deed dated August 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.J. No. 4186, folio 343 was conveyed by Agnes L. Beebe to Fred C. Williamson and Helen H. Williamson, his wife, thence binding reversely on a part of said fourth line and reversely with the third, second and first lines thereof, South 77 degrees 16' East 430 feet, North 10 degrees 54' East 237 feet, North 10 degrees 54' East 237 feet and North 10 degrees 54' East 237 feet to the south side of Warren Road, thence binding thereon, North 77 degrees 16' East 430 feet to intersect the east line of the B.R. zone as described in Baltimore County Zoning Description 8 BR, 5, thence binding on the eastern line thereof and parallel to York Road, South 10 degrees 54' East 237 feet to the place of beginning.

Containing 4.23 acres of land more or less.

Being a part of the parcel of land which by deed dated August 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.J. No. 4186, folio 343 was conveyed by Agnes L. Beebe to Fred C. Williamson and Helen H. Williamson, his wife, thence binding reversely on a part of said fourth line and reversely with the third, second and first lines thereof, South 77 degrees 16' East 430 feet, North 10 degrees 54' East 237 feet, North 10 degrees 54' East 237 feet and North 10 degrees 54' East 237 feet to the south side of Warren Road, thence binding thereon, North 77 degrees 16' East 430 feet to intersect the east line of the B.R. zone as described in Baltimore County Zoning Description 8 BR, 5, thence binding on the eastern line thereof and parallel to York Road, South 10 degrees 54' East 237 feet to the place of beginning.

Containing 4.23 acres of land more or less.

Being the property of Frederick G. Williamson, as shown on plat plan filed with the Zoning Department.

By Order of: JOHN G. ROSE, Zoning Commissioner of Baltimore County.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. February 7, 1964.  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of the following days, to-wit: 1 time January 26, 1964 before the 24th day of February, 1964, the first publication appearing on the 7th day of February, 1964.

THE JEFFERSONIAN  
*Frank J. Morgan*  
 Manager.

Cost of Advertisement, \$ \_\_\_\_\_

**PETITION FOR ZONING RECLASSIFICATION, 8TH DISTRICT.**

ZONING: From R-20 and R-20 to B.R. and R.A. Zone.  
 LOCATION: South side of Warren Road 200 feet East of York Road.

DATE & TIME: MONDAY, FEBRUARY 24, 1964 at 1:00 P.M.  
 PUBLIC HEARING: Room 100, 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.

Description of Property on South Side of Warren Road to accompany application for request to change from present R-10 and R-20 zoned area to B.R. zoning. Beginning for the same at a point formed by the intersection of a line drawn parallel and 200 feet southwesterly, measured at a right angle, from the center of Warren Road with a line drawn parallel and 250 feet northwesterly, measured at a right angle, from the center of York Road, and running thence binding on said second line as drawn and parallel to York Road, South 10 degrees 54' East 857 more or less feet to intersect the fourth line of the parcel of land which by deed dated August 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.J. No. 4186, folio 343 was conveyed by Agnes L. Beebe to Fred C. Williamson and Helen H. Williamson, his wife, thence binding reversely on a part of said fourth line and reversely with the third, second and first lines thereof, South 77 degrees 16' East 420 more or less feet, North 10 degrees 54' East 237 feet, North 10 degrees 54' East 237 feet and North 10 degrees 54' East 237 feet to the south side of Warren Road, thence binding thereon, North 77 degrees 16' East 420 more or less feet to intersect the eastern line of the B.R. zone as described in Baltimore County Zoning Description 8 BR, 5, thence binding on the eastern line thereof and parallel to York Road, South 10 degrees 54' East 237 more or less feet to the place of beginning. Containing 11.15 acres of land more or less.

Being a part of the parcel of land which by deed dated August 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.J. No. 4186, folio 343 was conveyed by Agnes L. Beebe to Fred C. Williamson and Helen H. Williamson, his wife, thence binding reversely on a part of said fourth line and reversely with the third, second and first lines thereof, South 77 degrees 16' East 420 more or less feet, North 10 degrees 54' East 237 feet, North 10 degrees 54' East 237 feet and North 10 degrees 54' East 237 feet to the south side of Warren Road, thence binding thereon, North 77 degrees 16' East 420 more or less feet to intersect the eastern line of the B.R. zone as described in Baltimore County Zoning Description 8 BR, 5, thence binding on the eastern line thereof and parallel to York Road, South 10 degrees 54' East 237 more or less feet to the place of beginning. Containing 4.23 acres of land more or less.

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Being the property of Frederick G. Williamson, as shown on plat plan filed with the Zoning Department.

By Order of: JOHN G. ROSE, Zoning Commissioner of Baltimore County.

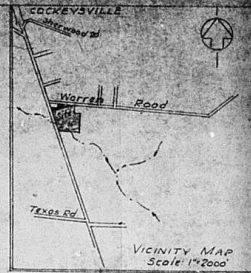
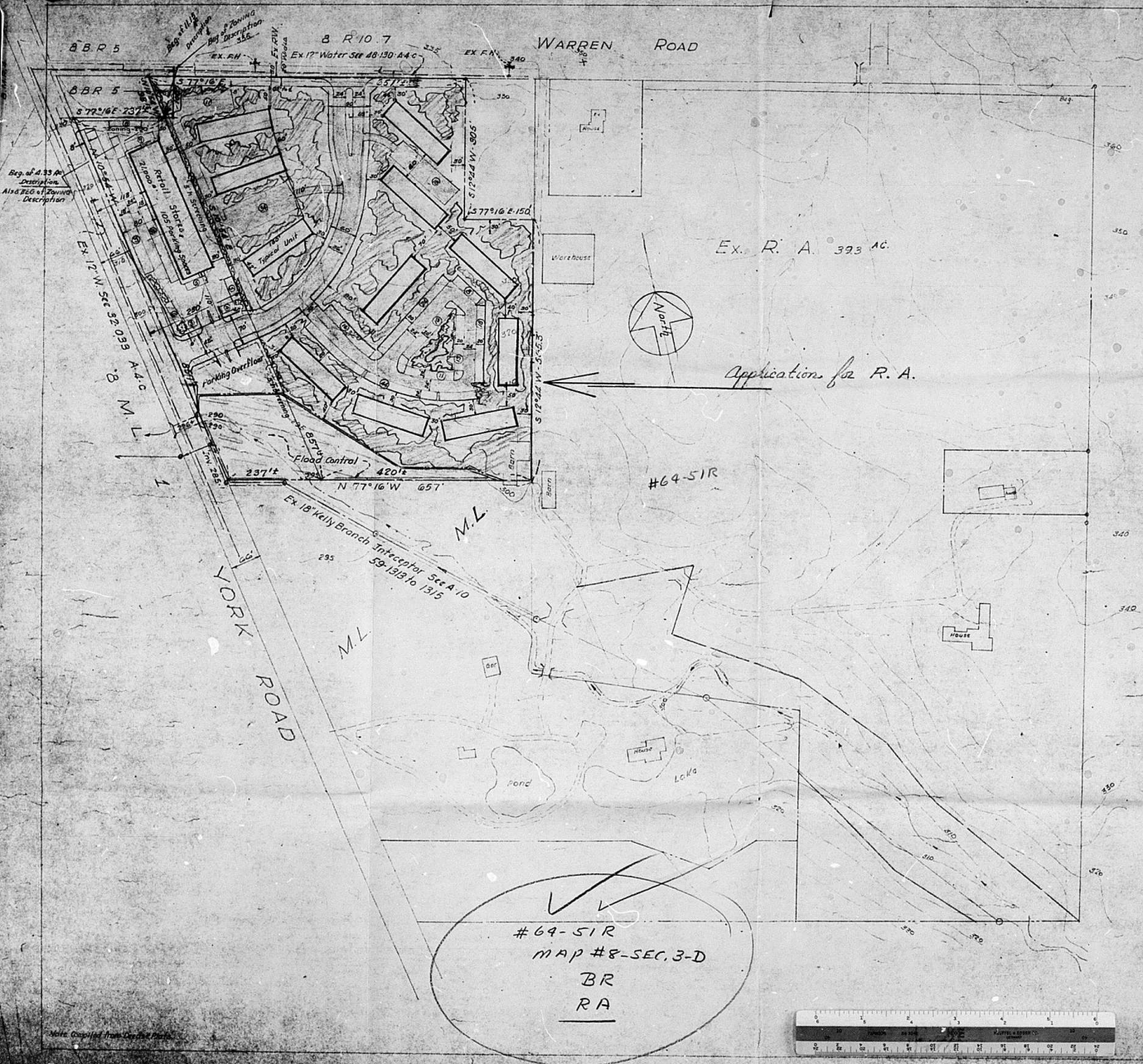
**OFFICE OF THE BALTIMORE COUNTY COMMUNITY PLANNING COMMISSION**

THE HERALD - ARGUS  
 Catonsville, Md.  
 No. 1 Newburg Avenue  
 CATONSVILLE, MD.  
 February 10, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week, to-wit: February 7, 1964, before the 10th day of February, 1964, that is to say the same was inserted in the issues of February 7, 1964.

THE BALTIMORE COUNTIAN  
 By *Paul J. Morgan*  
 Editor and Manager.

BY ORDER OF: JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY  
 Feb. 7.



**DENSITY CALCULATIONS**

Gross Ac.	15.98
Commercial Area Net	4.35 AC
Apartment Area (Pools & Walkways)	1.5 AC
Comm. Area Use: 1 parking space / 100 sq ft retail area	
Apt Gross: 11,280 sq ft	Net Ac. 10.5
NO. APT UNITS < 111	189 TOTAL APT.
100% PARKING NO. SPACES	200
COMMERCIAL AREA	21,000 sq ft
	105 per parking Spaces
Existing Zoning: R-10 - 4.0%	
R-20 - 11.5%	Net Total = 15.98%
	Permitted Density: 51% Net

**Warren Park Apartments**  
 Plat for Zoning Purposes

Property of: Park Manor, Inc.  
 Box 316 RD. 7, Pikesville 21208

Elect. Dist. 8  
 Scale: 1"=100'  
 Baltimore Co. Md.  
 Dec. 18, 1963  
 Rev.: Jan. 27, 1964

✓  
 #64-51R  
 MAP #8-SEC.3-D  
 BR  
 RA



WATER & POWER & ASSOCIATED  
 ENGINEERS & ARCHITECTS  
 1000 W. BALTIMORE ST.  
 BALTIMORE, MARYLAND  
 21201







