

RE: PETITION FOR RECLASSIFICATION  
From "R-6" to "R-A" Zone  
NE/4 Windsor Boulevard and  
Essex Road, (proposed) 2nd  
Dist., Walker Land Company  
Petitioner - No. 65-75-R

ORDER OF DISMISSAL

The petition in the foregoing case has withdrawn his  
petition and the matter is withdrawn without prejudice.

Zoning Commissioner of  
Baltimore County

Date: 6/7/64



M. WILLIAM ADELSON  
ATTORNEY AND COUNSELLOR AT LAW  
1035 MARYLAND NATIONAL BANK BLDG.  
BALTIMORE, MARYLAND 21202

October 1, 1964

Mr. John G. Rose, Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Petition of Walker Land Company, Inc. for  
reclassification from R-6 to R-A zone  
Essex Road and Windsor Boulevard  
Case No. 65-75

Dear Mr. Rose:

In view of the conflict of opinion as to the adoption  
of the zoning map for the Western planning area, and the date  
thereof, Walker Land Company, Inc., request that its Petition  
for Zoning Reclassification be withdrawn, without prejudice,  
same to be refiled shortly thereafter so that the matter may be  
commenced anew.

Yours very truly,

M. William Adelson  
Attorney for Petitioner

KPG/kny  
cc: Harry S. Swartzwelder, Jr., Esq.  
1709 Munsey Building  
Baltimore, Maryland 21202

PETITION FOR ZONING RE-CLASSIFICATION  
AND/OR SPECIAL EXEMPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Walker Land Company, Inc., 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 petitions 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-A zone for the following reasons:  
1. There is no present demand or need in the area for additional single family  
homes, but there is an urgent need and demand in the area for apartment dwelling  
units, a circumstance which was not anticipated nor provided for at the time of  
adoption of the zoning map.  
2. The public need and convenience requires reclassification of the subject pro-  
perty since the present classification thereof serves no useful purpose, benefits  
no one, and is out of character with current development, while the reclassification  
of the property to an R-A zone will provide housing demanded and required by the  
public generally.  
3. Since adoption of the zoning map for the area, the character and conditions in  
the neighborhood of the subject property have so changed that a reclassification  
of the premises from an R-6 to an R-A zone is justified, appropriate and, in fact,  
required under proper zoning standards and principles.

Severed Description

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 Exemption 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 of Baltimore  
County.

WALKER LAND COMPANY, INC.  
By Harry S. Swartzwelder, Jr., Esq.  
Legal Counsel  
Address: c/o M. William Adelson, Esq.  
1035 Maryland National Bank Bldg.  
Baltimore, Maryland 21202  
Petitioner's Attorney  
1035 Maryland National Bank Bldg.  
Baltimore, Maryland 21202  
Plaza 2-6662

ORDERED BY THE Zoning Commissioner of Baltimore County, this 11th day  
of July, 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-  
out 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 23rd day of September, 1964, at 2:00 o'clock  
P.M.



M. William Adelson  
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman  
Zoning Advisory Committee  
FROM: Capt. Paul H. Reinken, Fire Bureau  
SUBJECT: Walker Land Co., Inc.  
R-6/5 Essex Road  
District 2 7/10/64  
Date: July 15, 1964

1. Water mains, meters, and fire hydrants shall be of an  
approved type and installed in accordance with the 1964 edition of the  
Baltimore County Standard Design Manual. Spacing of hydrants  
is 500 feet distance apart as measured along an improved road and  
within 500 feet from any dwelling.

2. Provide for vehicle turn-arounds in the parking bays.

3. Additional vehicle circulation will contribute to public  
safety, especially where roads to parking areas exceed 500 feet in  
length.

Contact Capt. Paul H. Reinken at Valley 5-7310 for additional  
information.

PHR/bbr



CHARLES D. GRACE  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
181 ALLEGANY AVENUE  
TOWSON & HANOVER  
VALLEY 8-8000

PROPERTY IN DEERFIELD TO BE ZONED FOR APARTMENTS

BEGINNING for the same at a point of tangency at the end of a line curving to  
the Northeast from the Northeast side of Essex Road 60 feet wide to the Southeast  
side of Windsor Boulevard 70 feet wide as shown on a Plat of Section 3 and Section 4  
Deerfield filed among the Plat Records of Baltimore County in Plat Book R.R.C. #29  
folio 12 thence binding on the said Southeast side of Windsor Boulevard as shown on

said Plat the four following courses and distances:

North 57 degrees 22 minutes 47 seconds East 5.00 feet

Northeasterly by a line curving to the East with a radius of 465.00 feet for

a distance of 258.63 feet (the chord of said arc being North 73 degrees 18

minutes 48 seconds East 255.31 feet)

North 89 degrees 14 minutes 49 seconds East 485.61 feet and

Northeasterly by a line curving to the North with a radius of 2135.00 feet

for a distance of 202.66 feet (the chord of said arc being North 86 degrees 31 minutes

40 seconds East 202.57 feet) thence leaving said side of Windsor Boulevard and

running for lines of division the six following courses and distances:

South 6 degrees 11 minutes 30 seconds East 96.94 feet,

South 21 degrees 52 minutes 49 seconds East 163.39 feet,

South 31 degrees 43 minutes 27 seconds East 80.52 feet,

South 32 degrees 37 minutes 13 seconds East 155.00 feet,

North 57 degrees 22 minutes 47 seconds East 95.00 feet and

Northeasterly by a line curving to the West with a radius of 25.00 feet for  
a distance of 39.27 feet (the chord of said arc being North 12 degrees 22 minutes

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 28, 1964

FROM: Mr. George E. Gavrelis, Director

SUBJECT: #65-75-R R-6 to R-A. Northeast corner of Windsor Boulevard  
and Essex Road (Proposed). Being property of Walker Land Company  
Inc.

2nd District

HEARING: Wednesday, September 9, 1964 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed  
the subject petition for reclassification from R-6 to R-A  
zoning. Apartment zoning in this area was thoroughly dis-  
cussed and reviewed by the County Council with the result  
that R-6 zoning was affirmed for the subject property.  
Apartment zoning was denied here by the Council. The plan-  
ning staff believes that the Map is correct as it pertains  
to this property.

GEG:hms

CHARLES D. GRACE  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
181 ALLEGANY AVENUE  
TOWSON & HANOVER  
VALLEY 8-8000  
-2-

47 seconds East 35.36 feet) to the Southwest side of a proposed 60 foot road to be  
known as Yataruba Drive, thence binding on the said Southwest side of said proposed  
road South 32 degrees 37 minutes 13 seconds East 100.00 feet thence leaving said side  
of said proposed road and running for lines of division the eleven following courses  
and distances:

Northeasterly by a line curving to the West with a radius of 25.00 feet for  
a distance of 39.27 feet (the chord of said arc being North 77 degrees 37 minutes  
13 seconds East 35.36 feet)

South 57 degrees 22 minutes 47 seconds West 95.00 feet,

South 31 degrees 06 minutes 34 seconds East 79.64 feet,

South 19 degrees 24 minutes 41 seconds East 120.23 feet,

South 4 degrees 03 minutes 32 seconds East 120.23 feet,

South 16 degrees 38 minutes 36 seconds East 202.82 feet,

South 29 degrees 40 minutes 00 seconds West 327.39 feet,

South 34 degrees 33 minutes 00 seconds West 59.69 feet,

South 44 degrees 20 minutes 54 seconds West 62.21 feet and

South 54 degrees 36 minutes 41 seconds West 62.21 feet and

South 57 degrees 22 minutes 47 seconds West 84.97 feet to the Northeast  
side of a proposed 60 foot road to be known as Essex Road, thence binding on the  
said Northeast side of said proposed road and on the said Northeast side of Essex  
Road 60 feet wide and on said curve to the Northeast from the said Northeast side  
of Essex Road to the said Southeast side of W1 "or Boulevard as shown on said Plat

III.

July 15, 1964

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

#65-75R  
WOSTCHH  
AREA  
SEC. 2-B  
RA  
10/27/64  
W. William Adelson, Esq.  
1035 Maryland National Bank Bldg.  
Baltimore, Maryland 21202

Walter Land Co., Inc.  
5/8 cor. Essex Road  
Rockness, Md to R.A.  
SUBJECT: 2nd Dist. (106 Units)  
Ann

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

OFFICE OF PLANNING &amp; ZONING

AND

BUREAU OF TRAFFIC ENGINEERING

The interior circulation pattern should be revised to provide a connecting road between the proposed Iatouria Drive and the proposed Essex Road.

The Traffic Bureau and the Office of Planning & Zoning feel that an increase in density as proposed by the petitioner is premature in this area in so far as traffic circulation is concerned. Until such time as the surrounding properties which are not owned by the Walker Land Company are developed, the road pattern in this area cannot be completed sufficiently to handle the increased traffic that would be generated by the number of units proposed.

OFFICE OF PLANNING &amp; ZONING

Provisions for local open space should be indicated on the developers plan. Any question concerning this matter should be referred to Mr. Herbert Bangs of this office.

BUREAU OF ENGINEERING

The City is presently conducting a study of the water pressure in this area. It appears that there will be no problem with the water pressure provided the maximum elevation does not exceed 160'.

The existing sanitary facilities are over loaded and reinforcement will be required. It should be noted that this proposed apartment development will increase the present density approximately 116%.

Essex Road, Iatouria Drive and Windsor Blvd. are not constructed at this time but should go to contract this year. Essex Road and Windsor Blvd. are proposed to be improved with 60' curb and gutter on 70' right of way. Iatouria Drive is proposed as a 36' curb and gutter on a 60' right of way.

BOARD OF EDUCATION

The representative of the Board of Education was not present at this meeting. Copies of the petition will be forwarded to him for any comment that he might have.

cc: Dave Back  
Herbert Bangs  
Gilbert Nelson  
Dick Perry

Yours very truly,

*James E. Byer*  
James E. Byer  
Chief of Permit and  
Petition Processing

#65-75-R

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

District... 2nd... Date of Posting... August 22, 1964...  
Posted for: Petition for Reclassification from R-6 to R-A  
Petitioner: Walker Land Co.  
Location of property: NE cor. of Windsor Blvd. & Essex Rd.  
Location of Signs: (1) E/R Somers Dr. 3001 S/Wend and (2) SE cor. of Windsor Blvd. & Essex Rd. (3) NE cor. of Tombrook Rd. & Windsor Blvd.  
Remarks: *After 10:00 AM I, July 15, 1964*  
Posted by: *James E. Byer* Date of return: August 27, 1964

3 signs

TELEPHONE  
623-3000

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

No. 2530

DATE 8/8/64

To: Walker Land Company, Inc.  
1300 First National Bank Building  
Baltimore 2, Md.

BILLED Sending Department of  
Baltimore County

| DEPOSIT TO ACCOUNT NO.              | CL-622                                               | TO BALANCE |
|-------------------------------------|------------------------------------------------------|------------|
| QUANTITY                            | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE | COST       |
| Advertising and posting of property | #65-75-R                                             | 98.50      |
|                                     | PAID - Baltimore County, Md. - Office of Finance     |            |
|                                     | 7-664 6134 • 25307 TTP-                              | 9850       |

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.

TELEPHONE  
623-3000

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

No. 25201

DATE 8/17/64

To: Walker Land Company, Inc.  
W. William Adelson, Esq.  
1035 Maryland National Bank Bldg.  
Baltimore, Md. 21202

BILLED Sending Department of  
Baltimore County

| DEPOSIT TO ACCOUNT NO.        | CL-622                                               | TO BALANCE |
|-------------------------------|------------------------------------------------------|------------|
| QUANTITY                      | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE | COST       |
| Petition for Reclassification |                                                      | 50.00      |
|                               | PAID - Baltimore County, Md. - Office of Finance     |            |
|                               | 7-1764 6134 • 75201 TTP-                             | 0.00       |
|                               | 7-1764 6134 • 75201 TTP-                             | 0.00       |

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.

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**CERTIFICATE OF PUBLICATION**

TOWSON, MD. August 21, 1964.

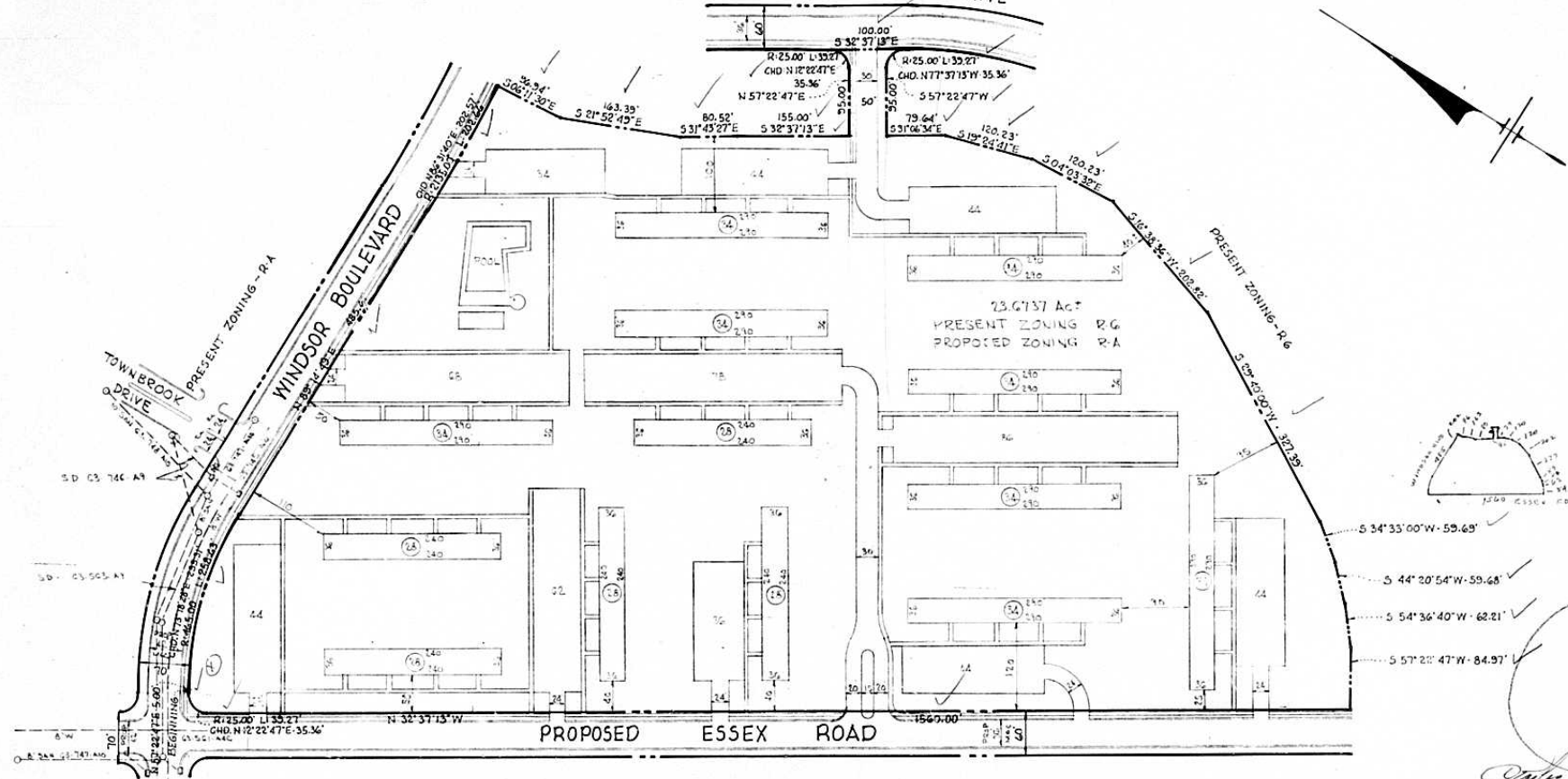
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~before the 11th~~ ~~on~~ 11th day of September, 1964, the 19th publication appearing on the 21st day of August, 1964.

THE JEFFERSONIAN,

*L. Frank Strickland*  
Manager.

Cost of Advertisement, \$.....

# PROPOSED YATARUBA DRIVE



#65-75R  
WESTERN  
AVE.  
SEC. 2-B

*Charles D. Grace*

PROPOSED ZONING PLAT  
To ACCOMPANY  
PETITION FOR ZONING RECLASSIFICATION  
PART OF THE  
WALKER LAND CO., INC., PROP  
2ND ELECTION DISTRICT  
BALTIMORE COUNTY, MD.  
SCALE: 1"=100'  
MARCH 31, 1964

PRESENT ZONING - R-6

EXISTING ZONING R-6  
PROPOSED ZONING R-4  
GROSS AREA - 25.533 AC.  
NET AREA - 23.5218 AC.

APPROX. HEIGHT TENT. 30.5'

DESIGNED DENSITY  
GROSS 16.00  
NET 17.28  
TOTAL UNITS 409

PERMITTED DENSITY  
GROSS 16  
NET 18  
TOTAL UNITS 409

OFF STREET PARKING - APARTMENTS  
UNITS PROPOSED - 409  
SPACES REQUIRED - 179 (1/4 to 409)  
SPACES PROVIDED - 534 (1/4 to 17)  
SPACES FOR POOL - 57  
TOTAL SPACES REQUIRED 409  
TOTAL SPACES PROVIDED 534  
SIZE 9'x20'  
CONSTRUCTION - CONCRETE

CHARLES D. GRACE  
ENGINEER AND SURVEYOR  
121 ALLEGHANY AVENUE  
TOWSON 4, MARYLAND